



**CITY OF PROSPECT HEIGHTS
CITY COUNCIL REGULAR MEETING AGENDA
November 24, 2014 6:30 PM
City Hall
8 North Elmhurst Road
Prospect Heights, IL 60070**

- I. CALL TO ORDER**
- II. ROLL CALL**
- III. PLEDGE OF ALLEGIANCE** - Led by Alderman Bree Higgins
- IV. INVOCATION** - by Reverend Rod Krueger of Our Redeemer
- V. CLOSED SESSION**
- VI. SPECIAL PRESENTATION**
2014 Special Recognition Awards for members of the Prospect Heights Police Department.
- VII. RESIDENT COMMENTS** (Agenda matters)
- VIII. STAFF AND ELECTED OFFICIALS REPORT**
 - a. City Administrator
 - b. Department Directors
 - c. Treasurer's Report
 - d. Aldermen
 - e. Mayor

IX. ADOPTION OF THE CONSENT AGENDA

- A. Approval of the November 10, 2014 Council Workshop Meeting minutes.
- B. Ordinance 0-14-26 - an Amendment to the Comprehensive Land Use Plan to include a sub-area plan for the land adjacent to Sanders Road and south of Palatine Road (Allstate 2600 and 2700 Sanders Road)
- C. Ordinance 0-14-27 -an Amendment to the City Code (City Administrator-Powers and Duties) to increase purchasing authority from \$5,000 to \$10,000.
- D. Resolution Approving a utility easement Agreement for 1127 Drury Lane
- E. Ordinance O-14-24 – Approval of certain zoning variations for property at 1127 North Drury Lane (Biagini property).
- F. Approval of the procurement of additional security cameras to protect public properties.
- G. Approval of the procurement of six radar sign installations at locations selected by the Police Department
- H. Approval of a lease extension agreement with Stery Trucking for short term Public Works equipment storage.

X. NEW BUSINESS

- I. Receive presentation of materials related to the proposed 2014 Property Tax Levies to comply with the Truth in Taxation Act.
- J. Consideration for the procurement of one traffic monitoring camera to manage limited access of vehicles on the eastern portion of Robert Road.
- K. Resolution 14- A Resolution of the City of Prospect Heights Authorizing the Adoption of the Cook County Multi-Jurisdictional Hazard Mitigation Plan.
- L. Approval of a contract with Mesirow Financial for Property, Casualty, and Worker's Compensation Insurance for the year beginning December 1, 2014 through November 30, 2015.
- M. Approval of a Contract with Administrative Consulting Specialists, LLC beginning January 1, 2015 through December 31, 2015 for grant research, proposal development and submission on potential funding.

XI. APPROVAL OF EXPENDITURES

- N. Approval of Warrants

General Fund	\$52,312.59
MFT Fund	\$0.00
Palatine/Milwaukee TIF	\$7,590.95
Tourism District	\$335.02
Development Fund	\$0.00
DEA Fund	\$300.00
Solid Waste Fund	\$486.10

SS Area #1	\$0.00
SS Area #2	\$0.00
SS Area #3	\$0.00
SS Area #4	\$0.00
SS Area #5	\$83.96
SS Area #8 – Levee Wall #37	\$119.26
SS Area-Constr #6 (Water Main)	\$0.00
SS Area- Debt #6	\$0.00
Road Construction	\$0.00
Road Construction Debt	\$0.00
Water Fund	\$16,386.65
Parking Fund	\$746.11
Road/Building Bond Escrow	\$6,183.80
TOTAL Expenditures	\$84,544.44
11/14/14 Payroll	\$160,029.09
Police Pension Payment	\$23,041.64
TOTAL WARRANT	\$267,615.17

XII. RESIDENTS COMMENTS (non-Agenda matters).

XIII. UNFINISHED BUSINESS

XIV. OLD BUSINESS

XV. ADJOURNMENT

POSTED: November 20, 2014; 4:30 PM by Karen Schultheis, Deputy Clerk

**This meeting will be televised on the following Prospect Heights Cable Channels:
Comcast and WOW Channel 17and AT&T U-verse Channel 99**

B

ORDINANCE NO. O-14-26

**An Ordinance Approving an Amendment to the
Comprehensive Plan of 2014 to include a Sub-Area Plan
for Land Adjacent to Sanders Road and South of Palatine Road**

WHEREAS, the City engaged the planning firm of Solomon Cordwell Buenz (SCB) to prepare a new comprehensive plan, which was adopted on September 8, 2014 as the Comprehensive Plan of 2014;

WHEREAS, the City directed SCB to further study and complete a sub-area plan for land along the West side of Sanders Road and South of Palatine Road as a guide to future development to be incorporated as an amendment to the Comprehensive Plan of 2014;

WHEREAS, SCB has completed its study and prepared the "Allstate Redevelopment Feasibility Study" which is attached hereto as Exhibit A, and which shall be known as the Allstate Sub-Area Plan and shall be an amendment to the Comprehensive Plan of 2014; and

WHEREAS, the Plan/Zoning Board of Appeals held a public hearing on the Allstate Sub-Area Plan on October 23, 2014 and notice was duly given as provided by law;

WHEREAS, the Plan/Zoning Board of Appeals recommends adoption of the Allstate Sub-Area Plan as an amendment to the Comprehensive Plan of 2014 pursuant to Section 1-13-4.A and B of the City Code;

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF PROSPECT HEIGHTS, COOK COUNTY, ILLINOIS AS FOLLOWS:

SECTION ONE: The above recitals are incorporated into this ordinance as if fully set forth.



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SECTION TWO: The actions of the staff of the City and the Plan/Zoning Board of Appeals in scheduling the public hearing on the Allstate Sub-Area Plan are hereby ratified as having been scheduled by the corporate authorities of the City in accord with Section 11-12-7 of the Illinois Municipal Code, 65 ILCS 5/11-12-7.

SECTION THREE: The Allstate Sub-Area Plan, attached hereto as Exhibit A, is hereby approved as an amendment to the Comprehensive Plan of 2014.

SECTION FOUR: The City Clerk is directed to publish this ordinance in pamphlet form.

SECTION FIVE: This Ordinance shall be in full force and effect from and after its passage, approval, and publication in the manner provided by law.

PASSED and APPROVED this ____ day of _____, 2014.

ATTEST:

Nicholas J. Helmer, Mayor

City Clerk

AYES:

NAYS:

ABSENT:

Published in pamphlet form:



To: Mayor Nicholas J. Helmer and the Prospect Heights City Council
From: Steve Skiber, Director of Building and Zoning *SS*
Date: November 6th 2014
Re: 2600 & 2700 Sanders Road Sub-Area Plan

Issue: The City commissioned Solomon Cordwell Buenz to conduct a stand-alone feasibility study to determine the highest and best use of the 30 acre, vacant, parcel on Sanders Road, owned by Allstate.

Analysis: SCB performed an in depth analysis of the subject property to assist the City Council, (and PZBA), in their decision making should a development petition appear on a future City Agenda. The study contains details pertaining to Existing Conditions – Market Assessment – Site Recommendations and Next Steps. This study was designed to guide the City in the future development, of this parcel, with regard to the potential (Class A) luxury apartment proposal on the north 8 acres, future development by the land owner, Allstate, on the south 22 acres and the possibility of a centrally based retail/service component, accessory to residential/office uses. A Public Hearing was held on October 23rd 2014 to hear testimony regarding this amendment to the new Comprehensive Plan. Even though Allstate filed an 'objection' to the adoption of the study, Commissioners testified to the merit and benefit the study would provide.

Recommendation: The PZBA voted 7-0 to recommend to the City Council to adopt the study, as an amendment to the Comprehensive Plan. Staff concurs.

Thank You.

RECEIVED
CITY OF PROSPECT HEIGHTS

2014 OCT -6 PM 3:26

FOR OFFICE USE ONLY:

FEE PAID

RECEIPT #

DATE

REC'D BY

CASE #

MEETING DATE

0
14-13
10-23-14

PLAN/ZONING BOARD OF APPEALS
APPLICATION

☐ Special Use (\$400)

☐ Variation (\$150)

☒ Text Amendment (\$300)

☐ Map Amendment (Refer to Ord. 0-03-18)

☐ Subdivision/PUD (Refer to Ord. 0-03-18)

☐ Lot Consolidation (Refer to Ord. 0-03-18)

APPLICANT:

ADDRESS:

City of Prospect Heights

8 N. Elmhurst Rd.

Prospect Hts, IL 60070

PHONE:

Home:

Work:

847-398-6070

Cell:

ADDRESS OF SUBJECT PROPERTY:

2600 - 2700 Sanders Road

Northbrook IL 60062

PROPERTY IS LOCATED IN THE 0-1 ZONING DISTRICT.

APPLICABLE SECTION OF ORDINANCE:

11.10/5-10-10

DESCRIPTION OF REQUEST:

To consider an amendment to the Comprehensive Land Use Plan, specifically a 30 acre Sub-Area Plan at 2600 and 2700 Sanders Road, Northbrook IL 60062

Are there any covenants, conditions, restrictions or floodplain issues concerning type of improvements, setbacks, area or height requirements, occupancy or use limitations, etc. placed on the property and now of record: YES ☐ NO ☒ If yes, please describe:

Has the property been the subject of previous or pending administrative legislative or court action: YES ☒ NO ☐ If yes, give details:

Previous development plan - application withdrawn

The following items MUST be submitted at time of filing:

1. Application (12 copies)
2. Plat of Survey (12 copies) - must be drawn to scale and indicate the location of the proposed addition or construction and must contain the legal description of the property, along with additional information to support the application (12 copies). (Note - please include one copy for file no larger than 11" x 17").
3. Proof of Ownership (1 copy)
4. Letter indicating Hardship (for variations only - 12 copies)
5. Notice to Property Owners (1 copy) - Note: Explanation of Request should match description on Application
6. List of Property Owners (1 copy) obtained from the Wheeling Township Office, 1616 N. Arlington Heights Rd., Arlington Heights, IL 60004 - Tel: 847/259-1515 of all properties lying within 350 ft. of property line/subject's property once approved confirmation letter from the City of Prospect Heights is received.
7. Application Fee (cash or check made payable to: City of Prospect Heights)

Date: 10-6-14

8 Jan Skinner

Signature of Applicant



Memo

DATE: October 17th, 2014
TO: Thomas Weidman – Chairman
Plan/Zoning Board Commissioners
FROM: Steve Skiber, Director of Building and Zoning
RE: Plan/Zoning Board of Appeals Case No. 14-13TA
City of Prospect Heights – 2600/2700 Sub-Area Plan

Earlier this year, the City Council approved a stand-alone study, by Solomon Cordwell Buenz, to examine possible future development opportunities on the 30 acre Allstate property at 2600 & 2700 Sanders Road. You may recall a prior petition from the Finger Companies to develop the north 8 acres into a luxury apartment complex. However, that petition was withdrawn by Finger before City Council action. Now that the new Comprehensive Land Use Plan has been adopted, City Council has asked for this study to be examined and discuss at the PZBA level. Based on the outcome of this Public Hearing, the City Council will decide whether or not to formally adopt the study.

Thank you.

AGENDA
October 23, 2014
PLAN/ZONING BOARD OF APPEALS
Prospect Heights City Hall
8 North Elmhurst Road – 7 p.m.

I. CALL TO ORDER

II. ROLL CALL

III. APPROVAL OF MINUTES
September 25, 2014

IV. Case No. ZBA-14-13TA
Applicant: City of Prospect Heights – Steve Skiber
Address: 2600 and 2700 Sanders Road, Northbrook, IL 60062
Requesting consideration of an amendment to the Comprehensive Land Use Plan to include a Sub-Area Plan.

Case No. ZBA-14-14V
Applicant: Brian and Gail Biagini
Address: 1127 N Drury Lane
Requesting a variance to construct a twenty foot, eleven inch (20'11") high, detached garage.

V. COMMUNICATIONS

VI. OLD BUSINESS

VII. NEW BUSINESS

VIII. ADJOURNMENT

Memorandum

To: Prospect Heights Mayor and City Council

**From: Thomas Weidman – Chairman
Plan / Zoning Board of Appeals**

Date: November 6, 2014

Subject: Recommendation

Case No. ZBA -14-13TA

Applicant: City of Prospect Heights

Property Address: 2600 & 2700 Sanders Road

Hearing Date: October 23, 2014

I. Purpose

The City Council adopted the new Comprehensive Land Use Plan on September 8th 2014. Additionally, the City sanctioned a separate study by Solomon Cordwell Buenz to perform a sub-area plan for the 30 acre parcel at 2600 and 2700 Sanders Road, owned by Allstate. It was the desire of the City Council to direct Staff to engage the sub-area plan as an amendment to the Comprehensive Plan. Accordingly, a Public Hearing was held October 23rd 2014.

II. Comments and Testimonies

Steve Skiber petitioned on behalf of the City of Prospect Heights and gave an overview of the study, including the market analysis and recommendations. The study supported the potential development of a Class A Residential, Multi-family Apartment Complex on the north 8 acres, with a small retail service component at the main access entrance, leaving approximately 22 acres for possible (Allstate) office development. However, Allstate did file an objection to its approval, at this time, but did indicate the willingness to partner with the City at the appropriate time.

III. Board and Staff Comments

Even though Allstate filed an objection that was entered into the record, the Commissioners applauded the contents of the study and indicated that it should be adopted as an amendment to the new Comprehensive Plan.

IV. Decisions and Findings

A motion was made by Commissioner Jones, seconded by Commissioner Tammen, to approve consideration of an amendment to the Comprehensive Plan to include a Sub-Area Plan. The results of a roll call vote was seven (7) affirmative votes, to approve this request to the City Council.

**City of Prospect Heights
Plan/Zoning Board of Appeals
October 23, 2014**

The regular meeting of the Plan/Zoning Board of Appeals was called to order at 7:05 pm by Chairman Weidman, at City Hall, 8 N. Elmhurst Road, in Prospect Heights, Illinois.

ROLL CALL:

Present: Commissioners Dash, Frank-Watson, Jones, Roscoe, Tammen, Wienold and Chairman Weidman
Absent: None

Present at the meeting: City Attorney Eric Yehl, Director of Building & Zoning Steve Skiber and Administrative Assistant Julie Malik-Mordian.

APPROVAL OF September 25, 2014 MINUTES

Motion made by Commissioner Tammen, seconded by Commissioner Roscoe, to approve the meeting minutes from September 25, 2014 as presented. The motion was approved by a roll call vote.

ROLL CALL VOTE:

AYES: Commissioners Dash, Frank-Watson, Jones, Roscoe, Tammen, Wienold and Chairman Weidman
NAYS: None
ABSENT: None
ABSTAIN: None
Motion carried.

Case No. 14-13TA

Applicant: City of Prospect Heights

Address: 2600 and 2700 Sanders Road, Northbrook, IL 60062

Reason: Requesting consideration of an amendment to the Comprehensive Land Use Plan to include a Sub-Area Plan.

Chairman Weidman entered the following exhibits into the record:

ZBA Exhibit 1: Application
ZBA Exhibit 2: Certificate of Publication
ZBA Exhibit 3: Sub-Area Plan Study
ZBA Exhibit 4: Statement from Allstate

Chairman Weidman swore in Steve Skiber at 8 N. Elmhurst Rd Prospect Heights, IL 60070

Steve Skiber spoke regarding the Allstate Sub-Area Plan. The City commissioned a study for 30 acres of vacant land owned by Allstate on Sanders Road. The purpose of the study was to determine possible development potential at this site with Allstate and with knowledge of possible future of office expansion. Previously a land contract development between The Finger Companies and Allstate resulted in a negative recommendation from this board to the City Council and subsequent withdrawal by The Finger Companies. There are no petitions pending at this time.

The study commissioned by Solomon Cordwell Buenz it's a very professional study. It outlines everything about the site, its location, its development potential, its land uses and its marketability. On pages 22-23 it has the site land use recommendations and you'll see that the North 8 acres is residential and the North corner 2 acres is Cook County Forest Preserve District land identified a potential for a gateway signage feature or civic marquee. This is something that the City has started to work on potentially to see if we can get a land lease to open up the heavily wooded area to provide some visibility and promote that site as a gateway.

If you look on page 22 on the site plan it does identify a small retail component at the center access point and that access point is for the Allstate campus which is their worldwide corporate headquarters. We expect that if any development happens on the 30 acres, even if it's the North 8 acres it is Class A residential property and we would expect that there would be a signalization at the access point to provide a safety margin. There has been preliminary discussion with Cook County about that requirement. If you look at the plan going further south, it identifies the south 22 acres as office which originally was the intent of Allstate to develop that land and expand their campus.

These are just concepts that the study references and recommends. The City Council has seen this and remanded it back to PZBA. If PZBA so chooses to recommend this study to City Council then it could be adopted as an addendum to the new Comprehensive Land Use Plan and used as a tool by the City Council to approve future development of the site. This is basically the layout and important points of the study.

Chairman Weidman stated where the current Comprehensive Plan stands, has that been approved at this point. Steve Skiber stated yes it has been adopted; it would be up to the City Council to do that and looking for recommendation from PZBA in-order to have a recommendation to make it part of the land use plan. Chairman Weidman stated so the difference between this plan and what was already adopted for the same acreage is similar. Steve Skiber stated it's very similar and very supportive; again this study is the in-depth study it really gets into the market ability and a market study.

The question that needed to be answered was would a multi-family Class A which is a top-end rental community be the highest and best use for the North 8 acres of the Allstate property. Without a valid Comprehensive Land Use Plan and now with a study commissioned by the City Council, I believe they have that answer. Based on the documents that we have that are available to us now I think those questions has been answered, that this is a good use of this land. This land has never been developed before; HSBC never developed the north parcel.

Chairman Weidman stated this is a very good plan, I was trying to push it earlier on to have a plan like this incorporated into the original plan, just the timing didn't work out. I read through the entire plan the work was really put into this, obviously for the City's sake everyone wanted retail, sales tax and some revenue generating aspects of this property. Time has changed and it's not so easy anymore and I really like the plan and I would support it being an addendum to our Comprehensive Plan. Steve Skiber stated I have a couple more comments and I would like to be clear about the retail component, it's a service oriented retail component it could be a cleaners, a bank, and a convenient store, maybe a smaller 3,000sqft restaurant to serve in the residential community and Allstate office community. So the retail would be beneficial, small scale service type.

Commissioner Wienold stated the only comment he would make is the whole redevelopment area would blend very well with all the new residential area.

Steve Skiber stated any of the retail service would not want to be indirect competition with Glen Star Development, they are also building 260 units of Class A rental apartments so this would be secondary to that, the Mariano's the larger uses there with Glen Star would be attractive to a residential development. Allstate is the owner of the property and they determine whether or not there is a contract with the developer. We can only communicate with them and wait for them to decide sooner than later.

Chairman Weidman read the e-mail that Steve Skiber received from Jessup French Senior Manager Administration Real Estate at Allstate. "With regard to the study commissioned by the City Council for Allstate 30 acres on Sanders Road, Allstate objects to its approval at this time. Allstate has not planned development on this site and is not proceeding with planning and developments on the site at this time. Allstate would like to partner with the City Council at the appropriate time to discuss the utilization of the site when and if Allstate moves forward with plans to develop the site." Allstate asked to have this read and entered into the minutes.

Commissioner Jones stated we are not changing the zoning, this is long term planning what we fill what would be the best use at this time. Steve Skiber stated this is Zoned Office-1, we are not proposing any changes at this time.

Chairman Weidman swore in John Faulk at 99 Detering Street, #200 Houston, TX 77007

John Faulk stated to thank the City Staff and the board taking on this special study, if Allstate should sell the land to a multi-family developer which we hope would be The Finger Company. We would like to give our gratitude and support for the company.

Motion by Commissioner Jones, seconded by Commissioner Tammen, to approve consideration of an amendment to the Comprehensive Land Use Plan to include a Sub-Area Plan.

ROLL CALL VOTE:

AYES: Commissioners Tammen, Dash, Frank-Watson, Roscoe, Jones, Wlenold and Chairman Weidman

NAYS: None

ABSENT: None

ABSTAIN: None

Motion carried 7-0.

Case No. 14-14V

Applicant: Brian and Gail Biagini

Address: 1127 N. Drury Lane

Reason: Requesting a variance to construct a twenty foot, eleven inch (20'11") high, detached garage.

Chairman Weidman entered the following exhibits into the record:

- ZBA Exhibit 1: Application
- ZBA Exhibit 2: Ownership Tax Bill
- ZBA Exhibit 3: Certificate of Publication
- ZBA Exhibit 4: Hardship Letter
- ZBA Exhibit 5: Plat of Survey
- ZBA Exhibit 6: Plan with Elevation
- ZBA Exhibit 7: Site Plan

Chairman Weidman swore in Dave Cook at 1204 Potter Rd. Park Ridge, IL 60068

Dave Cook stated to request a variance for a detached garage that the applicant is proposing at the rear of 1127 N. Drury Lane. The variance requested is to go beyond the allowed 15'ft height up to 20' 11"; the reason for the request is to provide dry storage above the normal height of the garage. The garage is in the Arlington Countryside subdivision it's a flood area, the applicant has been working with the City staff for the last couple of years to make sure the drainage is done the proper way. They have done a lot of extra measures to make sure that it gets corrected and it's not going to be habitable, it's just dry storage above the normal 15ft height.

Chairman Weidman stated that there are some circumstances that are unique and would like to have our City Attorney give an overview.

City Attorney Eric Yehl stated the property owner granted an easement to the City to put in a storm sewer through the property the owner granted a 5'ft easement to which the City could lay the storm sewer. It has come to the City's attention that the storm sewer was laid outside the 5' ft. easement that was granted from the City. Therefore currently the storm sewer is on the private property and not within the easement in which the City granted. The City is currently in discussions with the property owner to widen and enlarge the easement to have access to enough of his private property and to continue to keep the storm sewer in its current location. This would in turn decrease the amount of usable property that the property owner would have that agreement to extend the easement to the property owner.

Commissioner Jones stated looking at the plat of survey in the area the garage appears to be constructed the elevation is 677.96, though in this plan here it shows the garage to be 680.50 is this your plan that you will be regarding the whole backyard. Dave Cook stated that yes the backyard is going to be regarded.

Commissioner Frank-Watson stated how many requests have we had in the past 15 years for height or square footage variances for detached garages. Steve Skiber stated we probably had requests in the last 15 years none have been granted to his knowledge.

Commissioner Dash stated if they're going to be 3'ft above the existing grade as it is with the proposed garage floor and there is additional grading on the lot and additional storm sewer, is flooding a concern for this lot.

Steve Skiber stated we had Christopher Burke storm water engineer map this area and the flooding that occurs in the area is unique to this location, it's a large area in Arlington Countryside that extends from Windsor through Phelps on an east west orientation. It's a large depressional area there are many homes that suffer in an excessive of rain event. Mr. Roscoe's home is in the depressional area and has experienced significant flood water issues.

The storm water tops at Drury Lane first, Stratford Rd. and then Forrest Ave., once we get rainfall of 3-4 inches you're going to suffer property losses. We know that this happens for over the last 20 years, it's an un-engineered subdivision the storm water is relieved is handled by pipes in the ground, swales and ditches with an outlet under Rand Rd. that is not able to handle the volume. The depressional area extends to many of the adjacent properties to this one, even though there is going to be regrading, when you

have a 100 year event this property will still be impacted and we hope that there is no property damage or repetitive losses.

Commissioner Dash stated the garage is still going to be 3ft above the rim grades on those storm structures. Commissioner Jones stated it appears that the garage floor is higher than any point on this plat that's made by John David dated 2009, I understand the flooding issue and the sewer issue, why does it need to be as tall as it is. Dave Cook stated where looking to get storage off the garage floor. Commissioner Jones stated the floor is higher than any other spot.

Dave Cook stated the neighborhood experiences severe flooding; the applicant has experience severe flooding on his property. There making a significant investment with the new home and new garage in this area. All there looking to do is be able to get some dry storage, above the garage. There not looking for more livable space just a 6'ft variance to get storage. Anybody that's driven in the area in some of the recent rain events, it's bad. The applicant loves the area and would love to move in; all they want is a garage to have dry storage above the floor.

Commissioner Tammen asked to attach the garage to the house. Dave Cook stated the plan you have in front of you, this is the plan the home owner would like to proceed with.

Commissioner Frank-Watson stated it seems the dry storage can still be accomplished without a 6'ft variance. Unfortunately if we allow this were setting a precedent for the entire Arlington Countryside subdivision to allow these types of variances because of the flooding issues. Where also granting the variance when really it doesn't appear that there really isn't a significant hardship, considering that the grade is going to be changed. As far as the encroachment of the City storm sewer, that this is two separate issues that have nothing to do with each other. The issue before us is granting the height variation and unfortunately I will have a very hard time approving it.

Chairman Weidman asked to Mr. Skiber in the zoning code it calls for a maximum 720'ft on a detached garage, that code was written and doesn't specify per floor if we had a 15'ft total height, so it's always been a one story garage. If you had a two story garage would you then have to add the square footage or the footprint. Steve Skiber stated it would be the footprint, because the second story would not have a height of 7'6" or greater, so it would not be consider habitable space, its considered storage. It would be the footprint consideration in this case.

Chairman Weidman stated the problem he has with this is setting precedence and it's not just for this area. We have seen it in other cases before not specifically on a garage size but an attached garage. If one is granted than everyone else that comes in front of the board will point to that case and say "if you let them do it then we want to do it", if we allow this 15'ft height, then we should change our zoning codes. We are not going to win any of them; everyone that comes in here that wants to build a 2 story garage in their rear yard is going to do it.

Dave Cook stated I appreciate it, I understand you have a unique circumstance here, in an area that is flood prone. I have been through that neighborhood in the rain events and I don't know that the applicant is asking for anything that anybody else who lived in that area who wouldn't want it.

Chairman Weidman stated if you were asking for the foundation to be allowed a foot taller than what typically would be allowed, then I would support it. That to me would

mitigate some of the flooding; a 2 story sets a precedence that we will wrestle with the rest of this board forever, if we grant it. I can appreciate how beautiful it is, looks like a great plan and garage. Though not everyone that comes in front of this board in years to come that build such a nice garage, and would it be fair to the other residents in this town to see an aluminum sided 21ft garage while sitting on their back patio. You can't control that if we allow this, there are parameters. I have sat on this board for a long time and we have people come to ask for square foot variance and height variance. We have not allowed it. In this particular case I wish it didn't set a precedence, though it does.

Commissioner Jones stated I understand the storage but a clear 10ft ceiling can you bring it down to a 4ft ceiling. Dave Cook stated if there is a number that the board is interested in talking about; I believe it's less than 7' 6" which is the guidance that we got to design the second floor for the dry storage area.

City Attorney Eric Yehl stated I just wanted to make it clear that Chairman I believe you were saying your vote will set a precedence, to vote like this in the future. I just wanted to make it clear that legally speaking all these cases comes before you individually and that you could make a different decision in each individual case based on facts and circumstances.

Commissioner Tammen stated we had a couple of these before us and we lost. The City has gotten sued because we tried to uphold the code, when previous variance was granted. City Attorney Eric Yehl stated I'm unaware of these specific active code cases.

Commissioner Tammen stated there is a long history on garage size; very frequently we would have residents come in requesting variance on the size of their garages for storing yard tools. Our requirement for garages to 720 sq. ft., we always held to that and never approved a variance beyond that.

City Attorney Eric Yehl commented that I understand that but from a legal stand point I don't believe any future applicants would be able to use this case, because the applicant would not have a storm sewer on their private property.

Commissioner Frank-Watson stated can you explain how these two issues are related the storm sewer and the variance. City Attorney Eric Yehl stated the storm sewer encroaching being laid within his private property is the hardship he is using to bring the variance forward. Whether or not the Commissioner feels that the hardship is valid or should be used to support this application.

Commissioner Dash commented I thought that the hardship application was for flooding.

City Attorney Eric Yehl commented that I believe it's part of the application both the memo from Steve Skiber and a written letter from the applicant.

Commissioner Frank-Watson commented in the letter written by the applicant he states that he seeks the relief for the exchange for the placement and relocation of the City storm sewer. I believe these are two separate issues that the hardship related to the request for the variance for height with the flooding, not so much the fact that the City storm sewer is encroaching on the property. Although legally we have to take each case as it comes before the board.

As Mr. Tammen stated we had issues in the past, where applicants come before the board and because we have granted a variance we either grant their variance or we are

sued. I think this is something that we want to avoid and in this situation where there are several areas in the City that experience significant flooding.

I can't even imagine how many applications will have for similar variances. This is new construction for a new home, not sure if it's been constructed; it appears there is a two car garage. I'm sure within that house and two car garages, which are attached to the home, there is storage space. We had two garages built within our City, the past 10 years which didn't need a variance to build. One is on Maple & Clarendon and the second is on School Lane & Clarendon. These garages are plenty big and didn't need a variance and they dry storage space above the garage.

Chairman Weidman swore in Mayor Nick Helmer at 505 Kewaunee Ct Prospect Heights, IL 60070

Mayor Nick Helmer stated something's confused me and I would someone professional, to ask some questions. First Mrs. Frank-Watson you're an attorney so you're coming from the expertise and your state licensed. Commissioner Frank-Watson commented on that I'm not a municipal attorney, just to clarify I don't practice municipal law. Mayor Nick Helmer stated thank you for letting me know.

Mr. Tammen you say we were sued, what does that mean were we sued 50 times. Commissioner Tammen stated we were sued on a garage addition on Derbyshire and we lost. Mayor Nick Helmer commented so we only had one law suit and not 20 or 30. Mr. Steve Skiber you stated there are non-conforming height variations that are legal existing. Mr. Steve Skiber stated my recollection is there are some existing.

Mayor Nick Helmer stated so then some were granted by the City and thank you for clarifying the precedent issue. To say someone doesn't need more square space, or the one the neighbor has is enough. I don't think you would want to be told that if you wanted something. I didn't come here to speak tonight; I just wanted to sit in and watch the board, giving their opinions on this situation. Let's take our citizens at heart, if this causes a shadow issue, something that got built to high. Meaning there is a shadow instead of sunshine.

There are some points to be made, some valid points... we have already heard the plaintiff, the person requesting to work with the board to see what they actually could live with. Those are some points I like to make and lastly I'd like to ask, was there any variation to the house which they put up a very nice second floor with stained glass windows, do you recall. Steve Skiber commented your taxing my memory Mr. Helmer. Mayor Nick Helmer said it was 4 years ago. Steve Skiber stated it was legal non-conforming, however when the roof was reconstructed it was attached with a breezeway. Mayor Nick Helmer said so it may very well be higher than. Steve Skiber stated I believe it is higher it's considered attached by the breezeway.

Chairman Weidman swore in Robert Rolla at 1414 Euclid Ave Arlington Heights, IL 60004

Robert Rolla stated all I want to know is there is a house being put up two doors away from me, what is his variance. Steve Skiber commented there is a brand new house going up at 1201 N. Drury Lane. Robert Rolla stated how come he doesn't have a problem with flooding. Steve Skiber stated the house is on the edge of the depressional area, how is that related to this case sir?. Robert Rolla stated I just want to know why this guy can put up a new house two doors away with no problem, and this guy putting

up one over here he needs to have a special dispensation. Steve Skiber stated that the house on 1201 N. Drury Lane doesn't have a detached garage so it's not similar. Robert Rolla stated then what he is storing in there, that he needs a 21'ft garage, is he putting a truck in there, a bulldozer It's a residential area. Steve Skiber stated he can put whatever he wants to put in the garage. City Attorney Eric Yehl commented you may ask general questions to the board, I don't think or recommend getting into an argument of what may or may not be stored inside someone's personal property. As a public body you can't ask or demand that someone default what they would be storing inside their private residences. Robert Rolla stated well I'm against it; I sure don't want somebody putting up a 21'ft garage in this neighborhood. City Attorney Eric Yehl stated do not stop speaking sir, just to clarify if you have further things to say please say them.

Chairman Wiedman stated I would like to enter a motion.

Dave Cook commented is there a height the board would consider above 15'ft, I'm just wondering. If there is something about the 21'11" - 5' 11" variance that is holding a challenge, the applicant is here tonight and would love to hear could we have a 5'ft variance, is there something less than that we would be considered by the board.

Commissioner Tammen commented could you please describe to us how much space there is for the second floor for storage verse the amount of space below the garage. We understand it's a flood plain area and the applicant requires some additional storage space.

Chairman Weidman swore in Brian Biagini at 1127 N. Drury Lane Prospect Heights, IL 60070

Brian Biagini stated this is not a flood plain area, why am I dedicating 50x100 feet for water detention on the back of my lot. I'm the only person in Arlington Countryside area is being asked to dedicate 50 feet of my lot for water detention. So if it's not a flood area, I think than we need to talk about that because why am I giving 50feet of my property. Secondly the inland heights have nothing to do with the whether or not if the lot drains. There is a 8 or 10 inch pipe that goes across Rt.12, there is a 21 inch storm sewer that goes along Arlington Countryside when its surcharges and becomes full it backs up and goes through my lot and surcharges on my property.

I'm the recipient of all the water that comes from Arlington Heights. I have video of the water coming out of the storm sewer because you have efficient capacity going across Rt.12 Why do I need dry storage because I'm the recipient of inadequate engineering and an undersized pipe under Rt.12, as Mr. Roscoe who lives behind me and everyone who lives in Arlington Countryside.

For many years it's been devastating, we all team together as neighbors to pump our basements out and work together to pump it across the streets of Arlington Heights. So I have inherited a deficient engineering, and the storm sewer was put in with no regards to the homeowners. So I'm asking to take and put my valuables up above the ceiling of the garage. I think this is a reasonable thing, and then when we start to look at the property we see that the storm sewer is 8 – 10 feet onto my property, out of the utility easement.

So the water will be surcharging down into the drain tile of my house, of my inch and half pump out for Arlington Countryside from my basement, so I ask for some relief. I think I'm being very reasonable you're getting 50-100 feet of depression in the backyard, for a detention that I'm donating to the City of Prospect Heights. I'm also giving you 5 feet of easement, 147 feet by 5 feet of property that I paid \$5,000. for. Plus out of good will I paid to move your storm sewer out of easement. I have done everything I can to try to cooperate with the City of Prospect Heights. Where is the empathy for a fellow citizen, I have worked very close with the City staff to come up with a plan that will help the negative impact of the water in the Arlington Countryside district. I think the construction of my home, I think will be a positive for all of my neighbors.

Commissioner Jones commented we need to come up with a compromise.

Commissioner Dash asked Steve Skiber is Mr. Biagini stating that the City is asking him to dedicate detention, is that a true statement. Steve Skiber commented based on what he said that is correct, there is a depressional area in his yard which is part of the storm water management plan. Commissioner Dash said it's going to be within the easement. Steve Skiber stated no the easement it's already going to be established in the north property line the with the storm pipe. It will be a grading plan involved the depressional area for storm water management.

Commissioner Dash stated so you're requiring him to provide detention on his property as part of the approval of the building permit. Steve Skiber stated no the result of the approved grading plan, will detain water is a more accurate statement. What he said is about the performance under flood conditions is correct. Commissioner Dash stated so this is a proactive design to accommodate the water, when it happens, it's not a requirement.

Steve Skiber commented the engineering for this lot was not a simple task, it was many conversations in order to get a plan that we could approve so it didn't impact the adjoining properties. The statement about the depressional area in Arlington Countryside is correct, we didn't engineer the subdivision; this was engineered by Cook County which was engineered deficiently for storm water management. Where trying to manage every property that gets redeveloped and were trying to improvements as were our on this property.

Commissioner Tammen commented we have some highly unique citations on this piece of property.

Steve Skiber stated that's correct, in my staff memo I think references a unique variation, so no this is not a standard "run of the mill" variation, I knew this was going to be a very difficult discussion. I think we have a lot good points here and maybe a suggestion of a compromise is a possibility.

Commissioner Jones stated I'm trying to put all the math in here, a 9ft garage door, do we need a 10ft clear ceiling in this loft.

Dave Cook stated it's under 7'6"ft at the peak and it goes with the roofline, this is what the applicant wants. The area in back the detention area, is the width of the lot by 700 feet, so it's 50x100 is non-usable. It's a depression in his backyard; he is voluntarily given as part of the building permit process.

Commissioner Dash asked Steve Skiber what is our rear yard setback.

Steve Skiber commented saying for a principal dwelling that is required yard is 50 feet.

Dave Cook stated the applicant isn't looking to construct anything in there but the physical grading that happens, there is a depression that is being artificially graded 2-3 feet below grade, which is non-usable. It is going to fill up with water in rain events, the home owner doesn't want this but they want to build this house in Prospect Heights. As part of the building permit process they were willing to donate that and willing to grade for the approved plan for an exchange for storm water movement and simply asking for a 6'ft variance on the garage.

Commissioner Frank-Watson commented that I have been a commissioner for 13 years and never had an applicant request on a variance exchange for something. We don't grant variances in exchange for anything, we grant variances because they meet the standards per our zoning ordinances. This does not meet our standards; I don't believe we have an applicant stand before us and say "this is what I want, so give it to me". That is the tone I feel you are taking and I resent that. Dave Cook said I apologize that's not the tone intended.

Commissioner Tammen stated there are some very unique situations with this piece of property.

Commissioner Dash stated it's not unique to all the relative lots that are there, in this lot it had a predisposing of flooding prior to the owner purchasing the lot. I think the proposed grading plan that is being approved here is going to improve the situation. This is a positive unique situation because it's going to be a new constructed home, you can try work what you have there but with the surrounding residents their homes are already built they don't have the opportunity to improve their grading.

Commissioner Roscoe commented I live right behind the property and grew up in the area for over 38 years, it floods. You have a piece of property that takes all the water, elevations on the map 677.96 that's the lowest spot. My property is northeast; the backyard at 678 takes about a good foot of water during a rain event. Even after the storm water was constructed, you're in a spot that gets flooding. Your elevation changes up to 679 to 680 around the garage, would give you a defiant help in that back area.

You're moving the garage up 2-3 feet above what the current grade. The option of raising the floor up another foot would help protect your items. I think the board's problem with the height variation as you heard tonight, is in the past history it hasn't been done. I wouldn't be against trying to negotiate something to making it closer; going up on the garage floor. The home is 681.2 adding another foot to the garage that would help the garage floor grade. The rest of the property is gaining another foot along the usable areas; the back absolutely is usable except for when it rains.

Commissioner Jones stated how about going bigger on the garage of 670sq.ft.

Brian Biagini stated this plan was formulated with the City for 3 years and it's not something that we came up with on a Tuesday afternoon. It's a lot of background education, when people say it's a low area of 677.96 and the guy next door is 678. The reason why is previous 94 year old owner that lived in the house, also had a house on Cedar Post. All the houses had basements, so what do you think that happens when somebody builds a house on a 100x300 lot and they dig the basement, the dirt would be

thrown into the backyard. Back in the 1950s & 1960s when all these houses were built, they would throw the dirt in the backyard. The storm sewer surcharges every time it rains into my yard. I'm sorry the storm sewer surcharges all its water in my yard and always floods it. Every time it rains everybody is out there putting sand bags freaking out, I can understand it none of you care; you're watching TV of the weather. I'm just asking for dry storage and if the board can't understand it and I'll accept what your answer is tonight. Thank you

Mayor Nick Helmer commented isn't the variance granted because of hardship. The hardship here is obvious the applicant's yard is flooding every time it rains. Variances are granted because of a hardship, it's not a tradeoff for a sewer line you give me a height variation. So the point of the story is grant the variance maybe you can cut it down by 2 feet, I don't know anything about engineering. Don't berate someone for simply thinking to improve the sewer to benefit the City, so he can get the variance. In that case he has a hardship grant the hardship variance. Thank you

Chairman Wiedman stated I would like to entertain a motion.

Commissioner Jones stated Mr. Skiber did you see the new revised plan. Steve Skiber stated yes I did see it. Chairman Weidman said Mr. Skiber was this detached garage part of the plan when Mr. Christopher Burke engineering approved for this lot. Steve Skiber said no Mr. Christopher Burke did a regional study; Manhard Engineering did the study for this lot. Chairman Weidman stated so this detached garage was part of the plan when Manhard did the engineering study. Steve Skiber said this has been a work in progress for a long time; to get in the final stage has been an exercise.

Chairman Weidman stated what is your relationship to the owner, are you the architect. Dave Cook said no I'm not. Commissioner Dash said so you're not Dave Cook who stamped these drawings. Dave Cook said yes I was the engineer 3 years ago for that plan, not for the current plans that are for the building permit. As Steve Skiber stated Manhard is the current engineer.

Chairman Weidman stated that the Commissioners are trying to come up with a compromise; I would like to say it's a beautiful looking garage. It's not easy to take 2 or 3 feet it wouldn't be a nice looking garage.

Commissioner Dash commented if this area floods what is the potential damage to the garage, if this area did flood what it would be salvageable or have to be repaired. Steve Skiber said if you have repetitive flooding scenario, even if you have treated wood that are base plates, it's going to suffer the effects of repetitive moisture. Once the wood gets moisture continent at some point and structurally become unsound. The life of the garage will be cut short by repetitive loss due to storm water.

City Attorney Eric Yehl commented on that the application states (20.11) if the board and the applicant were to agree to amend this application prior to a vote, then we could vote on a different height. If the applicant doesn't agree to amend with this application then the only action you could take is on the height of (20.11).

Steve Skiber said Mr. Chairman that being said the question should be directed to the applicant, could he construct the design to meet that elevation. Chairman Weidman said are we just going to pick a number that hasn't worked out architecturally. If you're going past the 15'ft ceiling, and the applicant has support for that, let him do it right the way it was drawn.

Brian Blagini stated it's well thought out, it's set back in the lot so it's architecturally appealing when you drive by the house. The roof design is given a country look to it, instead of a brick type similar to the house. We would need the extra storage space to put the items up in a dry area, instead of cramming it in there.

Commissioner Tammen stated so there is no basement in the house. Brain Biagini said yes there is a basement in the house, there is a high anxiety factor of keeping things dry in the basement. We tried to work with the engineers; this I believe is my third or fourth engineer. I'm just asking for a variance, I believe this is a very nice design which will improve the neighborhood and overall surroundings. I hope you consider my request, thanks for your time.

Motion was made by Commissioner Tammen, seconded by Commissioner Roscoe to recommend a variance to construct a twenty foot, eleven inch (20'11") high, detached garage.

ROLL CALL VOTE:

AYES: Commissioners Dash, Jones, Roscoe, Tammen and Wlenold
NAYS: Commissioner Frank-Watson and Chairman Weidman
ABSENT: None
ABSTAIN: None
Motion carried 5-2.

COMMUNICATIONS

The next meeting will be held on 11/20/14, if there is an agenda.

OLD BUSINESS

None

NEW BUSINESS

None

ADJOURNMENT

The October 23, 2014 Plan/Zoning Board of Appeals meeting was adjourned by unanimous voice vote, at 8:35pm with a motion made by Commissioner Tammen and seconded by Commissioner Roscoe.

Respectfully Submitted,

Julie Malik-Mordian, Recording Secretary

ALLSTATE REDEVELOPMENT SITE

Feasibility Study



Consultant Team

Valerie S. Kretchner Associates, Inc.

Real Estate and Planning Consulting



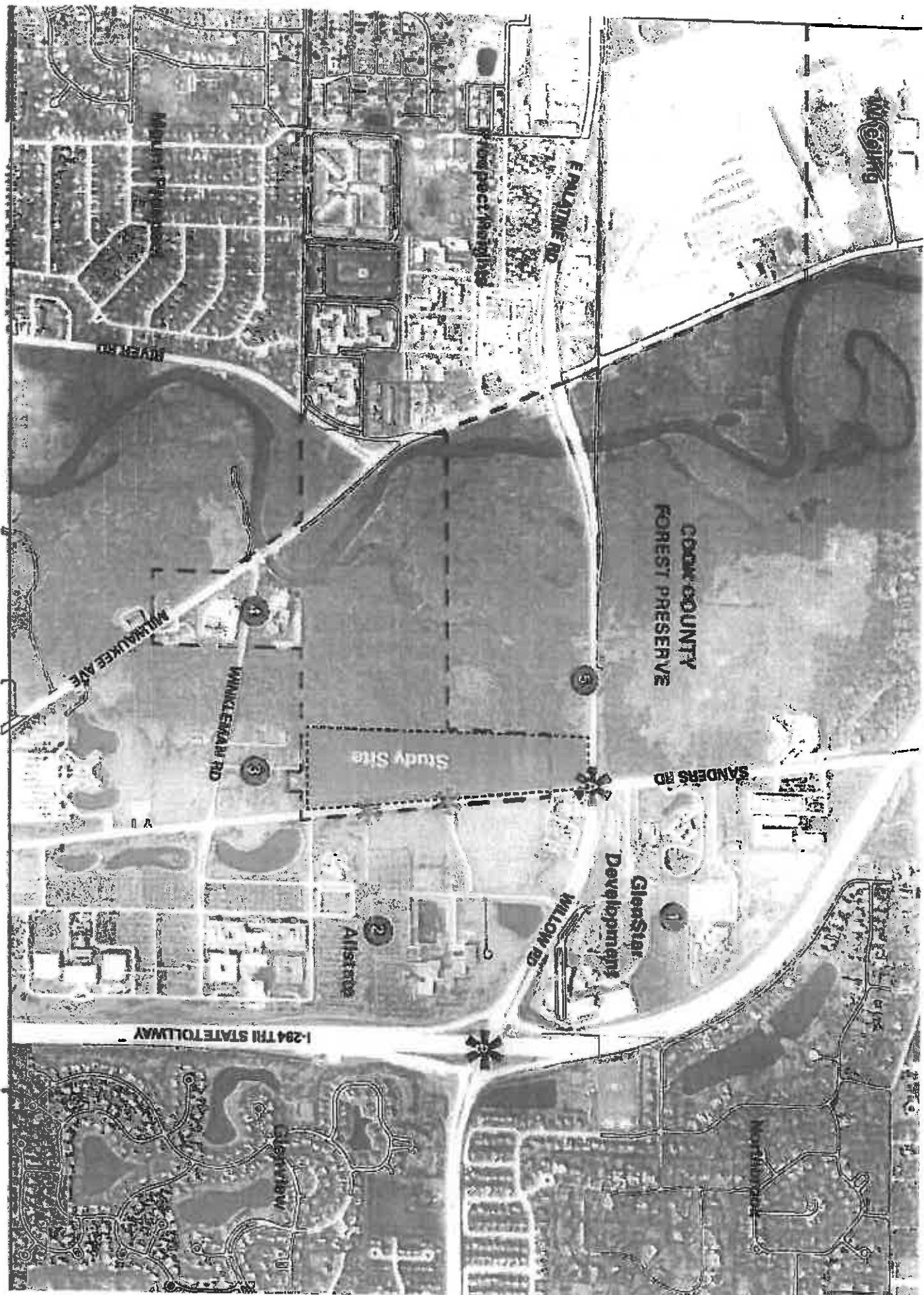
**Solomon
Cordwell
Buenz**

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3.0: Site Recommendations	19

1.0 EXISTING CONDITIONS

The following section provides an overview of the base site information collected throughout the planning process, as well as an overview of goals and strategies gathered from discussions with the City of Prospect Heights and other stakeholders.



0 250 500 1,000 Feet



Existing Site Context

 **Intersection of Willow Road and Sanders Road:** This is the main gateway intersection for the Allstate redevelopment site, as well as for the existing Allstate Campus and the Glenstar Redevelopment to the north of Willow Road.

 **Prominent eastern gateway for entrance into Prospect Heights from I-294 and Willow Road.**

 **1 GlenStar Development:** This 40 acre project is currently under construction and will include a mix of housing, retail, office and services in a higher density, more urban layout.

 **2 Existing Allstate Corporate Headquarters (Northbrook):** Allstate is the nation's largest publicly held personal lines insurer, and maintains its corporate campus along Sanders Road. The complex includes multiple office buildings, meeting and events spaces.

 **3 Existing Single Family Homes**

 **4 Existing Hotels along Milwaukee Ave**

 **5 Access to the Des Plaines River Trail**

 **Existing Redevelopment Site Access Point**

 **Allstate Redevelopment Site**

 **City of Prospect Heights Boundary**

Background Information

The former HSBC property located at 2700 Sanders Road was acquired by Allstate in 2010. After acquisition, the City demolished the existing buildings on site. The 30 acre site is currently vacant. The site is in a prime location across Sanders Road from the existing Allstate Insurance Headquarters and near I-294 access.

Site Boundaries / Adjacencies

The study site is bounded to the west by the Forest Preserves of Cook County and to the east by the existing Allstate Corporate Headquarters site along Sanders Road. Willow Road runs along the northern border of the site and provides access to the City of Prospect Heights from the east. Unincorporated single family homes abut the site to the south.

Site Assets

- Good highway and interstate access from Willow Road
- Adjacency to the Glenstar development (City of Glenview property under development just north of Willow Road)
- Adjacency to Allstate Campus
- Adjacency to the Forest of Preserves of Cook County and Des Plaines River recreational trail
- Located at the gateway to the City of Prospect Heights



Existing Site Circulation and Access

The Allstate development property is located in close proximity to the intersection of Willow and Sanders Roads and therefore benefits from proximity to the major I-294 Tollway exit at Willow Road. Due to the site's previous office uses, it already has a framework of access points along its Sanders Road frontage that align with the neighboring Allstate Corporate Headquarters campus vehicular entrances. Traffic along Sanders Road is significant and will likely increase in the future with redevelopment of the site as well as the completion of the neighboring GlenStar development. A traffic signal on Sanders Road at this mutual access point may be required in the future to accommodate the new development on the site.

Plans for adding additional signalization and turning lanes to the intersection of Willow and Sanders Roads are currently under development to accommodate the GlenStar development. A diagram of proposed improvements is shown below.

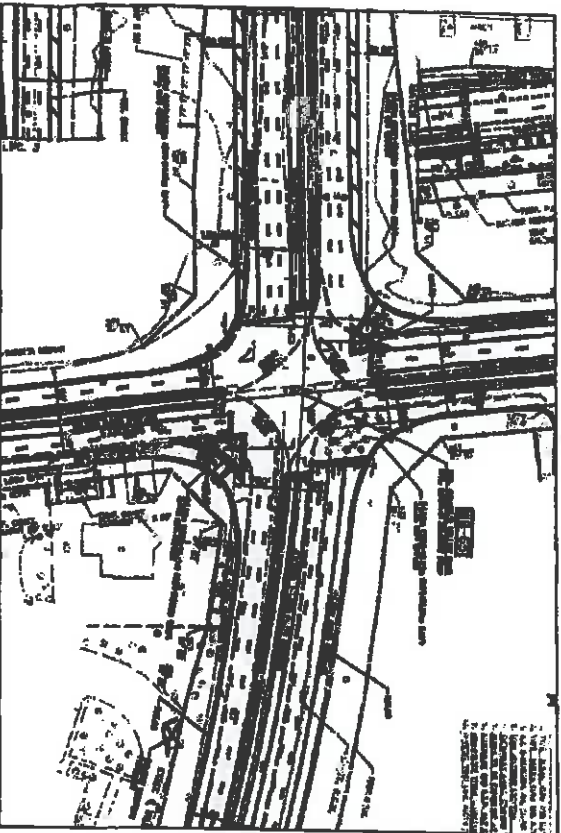


Figure 1.2: Drawings of the Proposed Intersection Improvements for Willow Road [Source: the City of Prospect Heights]



Figure 1.3: View of Existing Intersection of Willow and Sanders Roads, Looking South



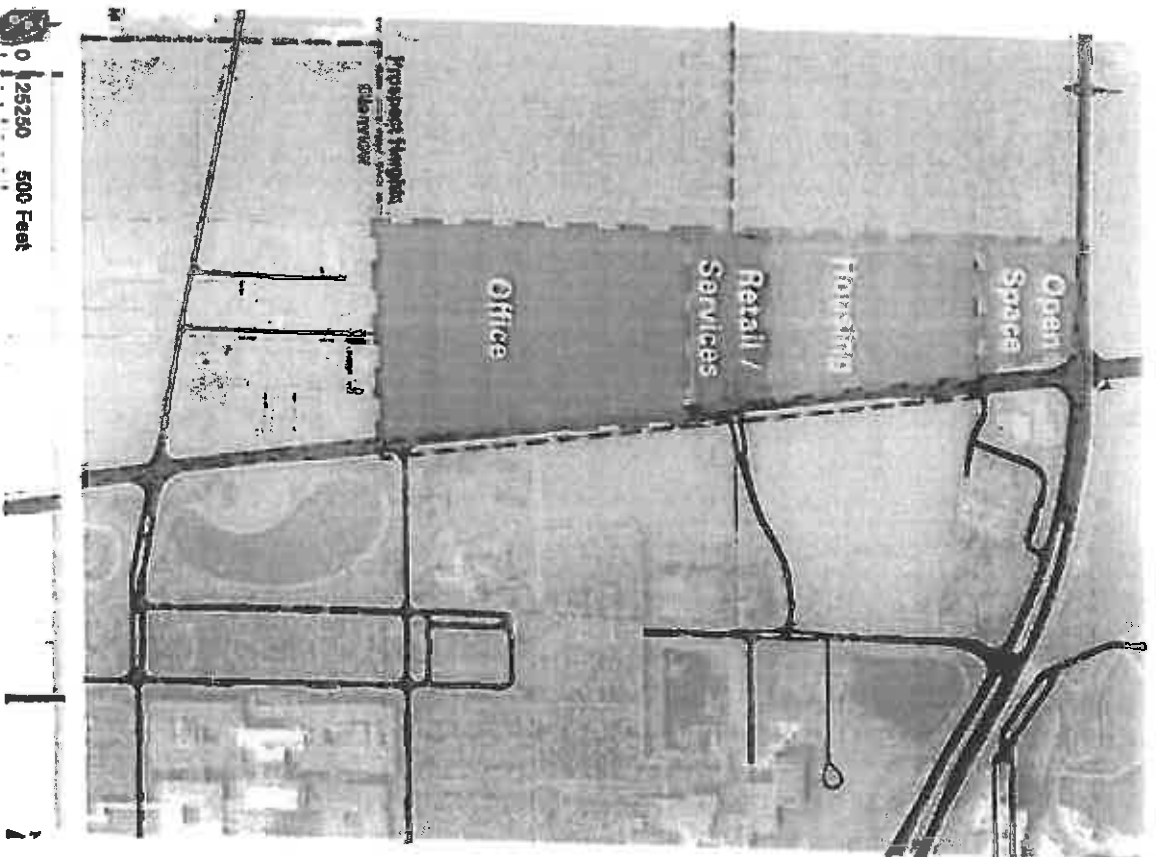
Figure 1.4: View of Existing Southern Access Point to the Redevelopment Site

Proposed Future Land Use Framework

Due to the improved real estate market, the municipality has reviewed a proposal for residential development on the northern 8 acres of the Allstate Redevelopment Site.

Currently there is significant market demand for high quality Class A multifamily residential and the Sanders Road property is in a prime location for residential land uses. However in the long-term, office and neighborhood service retail development supporting existing and future uses will also benefit the City of Prospect Heights. Our team recommends creating a plan for multiple land-uses, including residential, retail and office uses on the 30 acre parcel. Each of these land uses will offer synergies to create vibrant site development. New multifamily residential on the northern portion of the parcel will leverage the impacts of the GlenStar development, office development on the southern portion of the site will complement the Allstate property and can be an opportunity for Allstate to expand their headquarters in the future. Neighborhood serving retail between the residential to the north and office land uses to the south will be a desirable amenity for both office and residential uses.

Potential retail should be carefully chosen to supplement and not attempt to compete with the GlenStar development to the north of Willow Road. This site plan approach will encourage compact efficient and aesthetically oriented office development through design guidelines, enhanced signage requirements and landscape provisions.



2.0

MARKET ASSESSMENT

Valerie S. Kretchmer and Associates analyzed the market potential for the Allstate Redevelopment Site for office, apartments, senior housing and retail development. The focus of the analysis was the market area from which the site could draw, as well as the competitive market conditions affecting the site. Since it is on the far east side of the City, it was determined that the site would compete primarily with properties in Prospect Heights, Glenview and Northbrook, and to a lesser extent with properties in Wheeling.

Market Assessment

Office

Office market conditions in the overall North Suburban submarket continue to be soft, though the market is recovering from the recession. This submarket (as defined by CB Richard Ellis) includes a large geographic area that extends into Lake County as well as northern Cook County. The immediate area around the Allstate Redevelopment Site is much healthier than other sites in the submarket, with relatively low vacancy rates. No new sizable office development is planned in Glenview, Northbrook or Wheeling, though a relatively small amount of office use is planned as part of the GlenStar development on the north side of Willow Road on Sanders Road. The immediate area near the Allstate Redevelopment Site is characterized by large users, many of which occupy their own buildings. Development has been more prevalent in the Lake County portion of the North Suburban submarket since properties in Cook County are at a competitive disadvantage relative to real estate taxes.

There is an opportunity for either a build-to-suit office building for an individual user such as an association (several are reportedly looking for sites and/or buildings) or a corporate user. Alternately, a medical office building such as an urgent care facility would be possible at this location.

Apartments

There are relatively few Class A rental properties in the immediate vicinity of the Allstate site. There are seven potential multi-family developments in Glenview, Northbrook and Wheeling that could add approximately 1,600 higher end units. While two in Wheeling have not yet been approved, projects in Glenview and Northbrook could add over 1,000 apartments.

As such, the Class A apartment market will become significantly more competitive in the next two to three years. The Allstate site is appropriate for apartments and they can be successful here. However rent concessions or reduced rents could be needed initially and absorption is likely to be slower than it would have been a year ago given the level of new construction.

Senior Housing

There are seven senior facilities in Prospect Heights, Glenview and Northbrook, and another two each in Wheeling and Mount Prospect. In total, these communities have slightly more than 2,200 units of independent living, assisted living and memory care for seniors.

There are three senior properties under construction or approved with a total of 329 units. Two in Northbrook will have a combined 237 units and one in Mount Prospect will have 92. Another assisted living facility has been proposed in Prospect Heights, but has not yet been approved.

There is an opportunity for additional independent living, primarily affordable, to serve those with lower and moderate incomes. Market rate assisted living is likely to be saturated once the approved and planned projects are built. There is a shortage of affordable senior housing in these communities.

Retail

Given the planned retail development associated with the GlenStar project on the north side of Willow Road on Sanders Road, as well as the significant amount of retail space further east on Willow Road in Glenview, there is not likely to be additional demand in the near term for a significant amount of new retail space. However, a small amount of retail/service space to serve nearby residents and office workers at Allstate could be marketable.

Demographic Overview

VSKA obtained key demographics from ESRI, a demographic data vendor for the area within 1, 3 and 5 miles of the Allstate site. The area within one mile of the site is sparsely populated due to the forest preserves west of the Tollway and office buildings on both the east and west sides of the Tollway. However, the population is quite substantial within three and five miles of the site. The area is well off with a median income of \$72,000 within 5 miles, \$77,000 within one mile and \$79,000 within three miles.



Market Assessment

KEY DEMOGRAPHICS FOR 1, 3 AND 5-MILE RADI FROM WILLOW AND SANDERS ROAD

	1 Mile	3 Miles	5 Miles
2013 Total Population	5,870	84,742	278,230
2018 Total Population	5,901	86,222	283,564
Change	31	1,480	5,334
Percent Change	0.5%	1.7%	1.9%
2010 Total Housing Units	2,468	34,017	113,049
2010 Owner-occupied Housing Units	1,687	23,990	81,897
Percent of Total	73.9%	74.8%	76.9%
2010 Renter-occupied Housing Units	599	8,078	24,544
Percent of Total	26.1%	25.2%	23.1%
2007-11 Median Contract Rent	\$931	\$961	\$950
2013 Median Household Income	\$76,856	\$78,811	\$71,774

Source: ESRI

Housing is very heavily owner-occupied with only 1/4 of the housing stock renter-occupied at a median rent of \$931-961 according to the 2007-2011 American Community Survey. Rents have increased over the past two years.

The 2013 median sales price for homes in Prospect Heights, Glenview and Northbrook and the change from 2012 are shown on the facing page. Though the median sales price was lower in Prospect Heights than in Glenview and Northbrook, prices rose substantially more between 2012 and 2013.

Municipality	2013	Change from 2012
Prospect Heights	\$295,000	13%
Glenview	\$485,000	10%
Northbrook	\$504,000	4%

Source: Chicago Magazine, Midwest Real Estate Data.

Office Market - Overview

The overall North Suburban submarket, which includes a very large area from Evanston and Skokie to the Wisconsin border, has seen a significant recovery since 2010-2011 when vacancy rates were almost 20% for all space and 15% for Class A space. As of the 1st quarter of 2014, the vacancy rate excluding sublet space was 17.7% with Class A space performing significantly better with a vacancy rate of 13.2%. In addition, net absorption (the difference in space occupied from one year to the next) was positive in 2012 and 2013 after several years of negative absorption.

Since the Allstate site is on the far east side of the city, VSKA analyzed office market data for Prospect Heights, Glenview and Northbrook. The three communities have a total of 10.9 million square feet, of which 7.7% is vacant according to FAIR Commercial Brokerage based on data from Co-Star Realty. The largest amount of space is Class B (47% of the total) in 133 buildings, followed by Class A (41%) with 27 buildings.

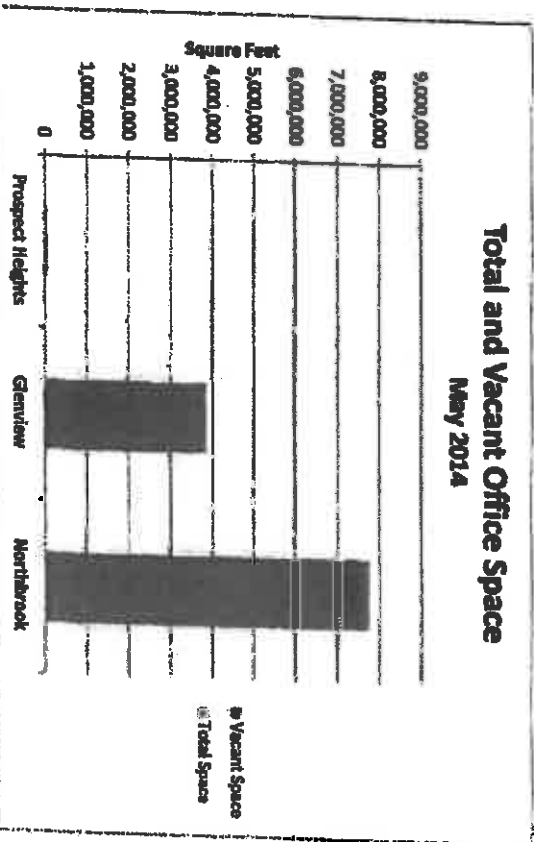
At present, Prospect Heights has very little speculative (non-owner occupied) office space and no Class A space. The Class A and B vacancy rates for the three communities combined are only 6.6% and 7.1% respectively, very low rates, though this equates to 660,800 vacant square feet. The oldest and least desirable Class C space has the highest vacancy rate at 13.7%. Northbrook has the largest amount of Class A space at 3,400,900 square feet with 8.6% vacant, followed by almost 1,100,000 square feet in Glenview, virtually all of it occupied.



ALLSTATE REDEVELOPMENT SITE - FEASIBILITY STUDY

Market Assessment

The graph and table below show the totals for the three municipalities, followed by a table showing vacancy and absorption trends over the past three years. Vacancy rates continue to trend downwards indicating an improving market.



Source: FARA Commercial Brokerage; Co-Star Realty and Valerie S. Kretschmer Associates, Inc.

Prospect Heights, Glenview and Northbrook May 2014 Market Conditions

Building Class		Count	Total Rentable Area (SF)	SF	Occupancy %
Total of Three Municipalities					
Total Space		268	10,914,829	842,313	7.7%
Class A		27	4,470,276	295,056	6.6%
Class B		133	5,123,180	365,785	7.1%
Class C		108	1,321,373	181,471	13.7%
Prospect Heights					
Total Space		7	60,904	750	1.2%
Class A		0	0	0	0.0%
Class B		4	44,981	0	0.0%
Class C		3	15,923	750	4.7%
Glenview					
Total Space		103	3,707,434	188,657	5.1%
Class A		9	1,069,578	2,109	0.2%
Class B		57	2,284,015	167,672	7.3%
Class C		37	354,041	18,876	5.3%
Northbrook					
Total Space		158	7,146,491	652,905	9.1%
Class A		18	3,400,898	292,947	8.6%
Class B		72	2,794,184	198,114	7.1%
Class C		68	951,409	161,845	17.0%

* Includes space in all reported buildings regardless of building size.

** Vacant Space does not include vacant sublet space.

Source: FARA Commercial Brokerage; Co-Star Realty Group; Valerie S. Kretschmer Associates, Inc.

Market Assessment

Prospect Heights, Northbrook and Glenview

Office Vacancy Rates 2011-2014

Office Vacancy Rates 2011-2014				
Direct Vacancy Rate	2011	2012	2013	2014
All Office Space	0.1%	0.2%	0.2%	0.2%
Prospect Heights	11.0%	11.3%	9.5%	9.1%
Northbrook	5.6%	4.5%	7.0%	5.1%
Glenview	NA	NA	NA	NA
Class A Office Space	NA	NA	NA	NA
Prospect Heights	10.7%	10.8%	9.9%	8.6%
Northbrook	0.3%	0.4%	5.9%	0.2%
Glenview	NA	NA	NA	NA

NA: Not Applicable. Prospect Heights has no Class A office space.

Source: FARA Commercial Brokerage, Inc.

Office Space in the Immediate Vicinity of the Allstate Site

The office market in the vicinity of Willow and Sanders Roads is dominated by single-tenant and/or owner-occupied buildings. Examples are Allstate, Aon (farther south), and Astrellas Pharmaceuticals (adjacent to the GlenStar development). CVS Caremark Towers I and II are located on Sanders Road in Northbrook, and is one of the larger multi-tenant properties.

North of the Allstate site are office buildings along Sanders Road, including 2100 Sanders Road, directly west of the CVS Caremark Towers I and II. This building, dating from the mid-1980s, has approximately 90,000 square feet and is only 50% occupied. The broker marketing the space indicated that it is a Class B building with no amenities. Asking rents are \$18-20/square foot net with taxes and operating expenses running about \$8/square foot in the base lease year for a gross rent of \$26-28/sf. No free rent is being offered but tenants would receive a \$5/square foot build-out allowance per year of their leases.

To the east of the Tollway on Willow Road are office buildings at The Glen at Patriot Boulevard. Prairie Glen (2700 Patriot Boulevard) has approximately 100,000 square feet and is 95% occupied. A 12,000 square foot tenant is moving out, so occupancy will soon be above 80%. The broker indicated that he's seeing a lot of activity for the space at an asking rent of \$16/square foot net, with the actual rent closer to \$15 net. Other concessions include 3-5 months of gross free rent on a 5-year lease and approximately \$40/square foot for tenant improvements on a 10-year lease.

An example of a smaller, multi-tenant building is Pinestar Office Center (1247 Milwaukee Avenue, Glenview), which is about 40,000 square feet. Typical tenants include medical/rehab/pain management (about 50%) and the rest are marketing, training, and professional services (CPA, legal, insurance). The occupancy rate is roughly 70%, as a large tenant recently left, but the manager expressed there was interest in the property. Asking rent is \$21-23/square foot gross with a base year for expenses and pro-rating of electricity.

Outlook for the Allstate Site

Brokers consider the overall North Suburban submarket to be soft given the overall office vacancy rate including sublet space of 18.8%, even though the vacancy rates in Northbrook and Glenview are relatively low. Cook County real estate taxes are \$3-\$4/square foot higher than those found in Lake County, a contributing factor to more office development in the northern portion of the Tri-State Tollway corridor than in the section south of the Edens spur. Brokers don't anticipate any speculative office development as long as net rents are in the \$15-\$16/square foot range, as they are too low to justify new construction. The highest asking rents in the North Suburban submarket are along Lake-Cook Road at \$17/square foot net. Net rents of at least \$20/square foot are required before new construction is financially feasible.

Market Assessment

A notable characteristic in this submarket is that space tends to be leased in large quantities resulting in significant absorption. The downside is that it can also be vacated in large quantities, leaving high vacancy rates in individual buildings.

However, build-to-suit or medical office space (which typically has higher rents) would be the likely prospects for office development at the Allstate site at this time. According to one broker, build-to-suit development for associations is a realistic opportunity here, as many are showing a strong desire to own their real estate. Several associations have recently constructed buildings or had buildings constructed for them in the suburbs. For example, the American Academy of Orthopedic Surgeons is constructing a building in Rosemont and the Pediatrics Association is currently looking for 100,000 square feet of space.

Allstate's use of the property to expand its campus would be the most logical development scenario. If that is not likely, another single user, immediate care facility, or some similar type of service, may be an option at the site.

Market Rate Apartments

Competitive Properties

VSKA looked at the most competitive apartments to a new Class A development at the Allstate site. Since the proposed Finger Companies apartments would be the highest quality in Prospect Heights and would have higher rents than the existing properties in the city, VSKA also analyzed the better quality apartments in Glenview, Northbrook, Buffalo Grove and Wheeling. Only two properties were built since 2000, Aloft at The Glen in Glenview (2004) and 301 Riverwalk Place at the northeast quadrant of Lake-Cook Road and Milwaukee Avenue in Buffalo Grove (2006). One bedroom apartments at these properties range in rent from \$1,650-2,135 and two bedroom units range from \$2,150-3,450 per month for relatively large units. The vacancy rates are relatively low at these and at most properties in the area.

The best quality rental property closest to Prospect Heights is Woodland Creek in Wheeling, which is also owned by Finger Companies. Although it is 30 years old, it has been renovated and rents range from \$1,150-1,474 for one bedroom to \$1,250-1,658 for two bedrooms. Units here are smaller than at the two newer properties mentioned above but it has extensive amenities. A map showing the location of the Class A properties is at the end of this assessment.

Briarwood Terrace is the largest apartment complex in Prospect Heights with 466 units. Built in 1964 and renovated, it is considered a Class B property whereas Woodland Creek is Class A. Rents are significantly lower at \$920-1,045 for one and two bedroom units that are smaller than those of the Class A properties. A detailed table that shows the rents and occupancy rates at the Class A properties is to the right.

Given the lack of recent rental construction and the limited number of Class A properties, there is definite demand for new, high quality rental housing. At this time, the GlenStar development with 260 units is under construction. VSKA identified another six non-age restricted apartment projects with almost 1,300 units planned in Glenview, Northbrook and Wheeling that would be competitive with a development at the Allstate site. The table that follows shows the apartment complexes under construction and planned, their likely opening dates and number of units. Their locations are shown on a map at the end of the assessment.

Market Assessment

Property Name	Year Built	Total Units	Unit Type (BR/BTH)	Rent Range \$	Square Footage
Glenview:					
Aloft Apartment Homes	2004	181	1/1	\$1,675-2,135	750-1,000
1991 Tower Road			1/1 + den	2,130-2,705	1,050-1,325
			2/2	2,320-3,450	1,100-1,600
			2/2 + den	3,710	1,800
Valley Lo Towers					
2000 Chestnut Avenue	1985	112	1/1	\$1,510+	710
			2/2	2,340+	1,080-1,115
			3/2	2,560+	1,300-1595
Wheeling:					
Village Green at Arlington Club	1987	430	1/1	\$1,025-1,180	700-825
			1/1 + den	1,150-1,295	845
1533 Baldwin Court			2/1	1,230-1,360	870-950
			2/1.5	1,340-1,460	1,000
Woodland Creek					
333 Wood Creek Road	1984	640	1/1	\$1,150-1,473	750-940
			1/2	1,453-1,474	940
			2/2	1,250-1,658	1,000-1,050
			3/2	1,548-1,989	1,170-1,250
Buffalo Grove:					
301 Riverwalk Place	2006	90	1/1	\$1,650-2,125	745-1,117
			2/2	2,150-2,475	1,308-1,446

Note: Occupancy rates are based on REIS report for 4Q2013.
NA Not Available

Source: Valerie S. Kretzmer Associates, Inc.

Outlook for the Allstate Site

Assuming that apartments at the Allstate site would be available in phases starting in late 2015 (90 units), there would be a total of 506 new units opening in that year and a total of 1,175 units in 2016 (assuming 350 units at the Allstate property). If the two Wheeling projects are delayed or not developed, only 607 units would open in 2016. The total number of proposed units at the Allstate site is 350.

The implication for the Allstate site is that while there are few Class A properties now, renters will have a number of options in the next several years. Thus, leasing is likely to be competitive. Rents may not increase above 2014's rates and could possibly decrease slightly, and other concessions may need to be offered as well. Absorption is also likely to be slower than it would have been a year ago.



Market Assessment Multi-Family Properties Under Construction or Planned

May 2014

ALLSTATE REDEVELOPMENT SITE - FEASIBILITY STUDY

Property Name	Year Constructed	# of Units	Unit Type	Square Footage	Notes and Comments
Glenview:					
Westgate at The Glen 3000 W. Lake Avenue	NA	171 38 70 63	Single Family Rowhomes	NA	29 acre site. Edward R. James Partners is the developer. Could be rental or for sale.
Riverforest 1160-1200 Waukegan Road	NA	33	NA	NA	Approved August 2013 as rentals; could change to condos if market improves.
Regency at The Glen 3065 Coral Lane	NA	NA	NA	NA	Duplexes complete; townhouses under construction. Could be rental or for sale.
Glenstar NEC Willow and Sanders Roads	2014	290	Apartments	NA	4-story buildings with 4.5-level garage in middle; appears to be under construction. Lennar Multifamily Investors LLC is the developer. Mariano's, daycare center, health club, other retail in this multi-use development. The Gardner School is open, serving 6 weeks through kindergarten and may be the day care center for the site.
Reserve at The Glen NEC Golf and Waukegan Roads	NA	238	Apartments	NA	To include 3-story residential building, Mariano's and other retail. Approved April 2013.
1800 Glenview Road at Church Street	NA	139	Apartments	NA	In REIS Report 4Q2013; no other information available.

Market Assessment

Multi-Family Properties Under Construction or Planned

May 2014

Property Name	Location	Units	Unit Type	Square Footage	Remarks and Comments
Northbrook:					
Meadow Ridge	2100 Founders Drive at Waukegan Road	NA	164 Townhouses	NA	Under construction.
Wheeling:					
770 Skokie Blvd.		NA	347 Luxury Apartments		To be developed by Crossroads Development and Morningside Group with 8 & 9-story luxury apts. including pool, fitness center, theater, e-business center, etc., Mariano's and other retail.
NWC Skokie Blvd. and Dundee Road			148 1 BR 199 2 BR	753 avg. 1,127 avg.	
Wheeling:					
Wheeling Town Center		NA	280 Apartments	NA	Proposed mixed-use development by Marquette Companies & Urban R2 with retail, restaurants, entertainment & apartments. Residential would be a 5-story building. Hope to start in 2015 & open in 2016. May be derailed by TIF issues.
Dundee Road at Northgate Parkway					
Northgate Crossing		NA	256 Apartments	NA	Proposed nine-building development; each building with 3 floors and 32 units with attached garages. Hope to start site work in 2014 & 18 months later. May be derailed by TIF issues.
250 Northgate Crossing at W. Strong Street					

NA Not Available

Source: Valerie S. Kretzmer Associates, Inc.

Market Assessment

Senior Housing

Competitive Properties

There are an estimated 1,600 independent, assisted living and memory care units in nine properties in Prospect Heights, Glenview and Northbrook. There are another 600 units in four properties in Mount Prospect and Wheeling for a total of 2,212 units.

Another three senior projects with 329 units are under construction or planned in Northbrook and Mount Prospect. These include North Shore Place, an assisted living facility under construction with 188 units on the far east side of the village. A smaller assisted living facility with 49 units is planned but not yet approved at 100 Pointe Drive. The third is an affordable independent living building, Horizon of Mount Prospect at Kensington and Wolf Roads, under construction with 92 units. The above totals do not include a proposed assisted living facility in Prospect Heights that has not yet been approved by the City. Tables showing the existing and planned senior facilities in Prospect Heights, Glenview, Northbrook, Wheeling and Mount Prospect follow. A map showing their locations is at the end of this assessment.

Outlook for the Allstate Site

Based on the existing and future supply, there could be an opportunity for rental independent living, particularly affordable rentals for seniors. The demand for market rate assisted living is likely to be met with the new facilities under construction and planned.

Proximity to the commercial development across the street in the Glenstar development will be advantageous. If senior housing is built at the Allstate site, the prospects for attracting medical offices or an urgent care center are improved.

Address and Location	Year Opened	# of Occupied Units	Unit Type
Prospect Heights			
Emeritus at Prospect Heights 700 E. Euclid Ave.	1995	134	Market Rate Asst. Living
Glenview			
Chestnut Square at the Glen 2601 Chestnut Avenue	2003	167	Market Rate Indpt. Living
W at the Glen 2500 Indigo Lane	2002	327	Market Rate Indpt. & Asst. Living, Skilled Nursing
Belmont Village 2200 Golf Road	2002	139	Market Rate Assisted Living
Thomas Place 2200 Patriot Boulevard	2006	144	Affordable & Market Rate Indpt. Living
Northbrook			
Covenant Village 2625 Techny Road	1964	360	Market Rate Indpt. & Asst. Living, Skilled Nursing
Seasons of Glenview Place 4501 Concord Lane	2000	222	Market Rate Indpt. & Asst. Living
The Lodge at North Brook 2220 Founders Drive	2013	58	Market Rate Indpt. Living
Arden Courts 3240 Milwaukee Avenue	1998	52	Market Rate Memory Care
Wheeling			
Addolorata Villa 555 McHenry Road	1940	161	Market Rate Indpt. & Asst. Living, Skilled Nursing



Market Assessment

Property Name	Year Built	Units	Use Type
Harbor House 760 McHenry Road	1994	36	Market Rate Memory Care
Mount Prospect Centennial North and South 900 E. Ardye Drive	1978-1980	198	Affordable Indpt. Living
Huntington Towers 551-571 W. Huntington	NA	214	Affordable Indpt. Living
Total Units		2,212	

- Exclusive of nursing beds
- NA Not Available

Source: Valerie S. Kretschmer Associates, Inc.; National Investment Center for the Seniors Housing Industry.

Senior Properties Under Construction or Planned

Property Name	Year	Units	Use Type	Notes
Northbrook				
100 Pointe Drive	NA	49	Market Rate Assisted Living	Proposed. Application not submitted to village. RI Development.
North Shore Place 1000 Sunset Ridge Road	2014	168	Market Rate Assisted Living	Senior Lifestyle Corporation. Under construction.
Mount Prospect				
Horizon of Mount Prospect 1703 E. Kensington Road	2014	92	Affordable Independent Living	Alden Foundation. Under construction.

Retail

The Allstate site could also have some retail development that would complement the stores that will open at the GlenStar development (Mariano's, day care, health center and other stores). Possible opportunities include a bank, restaurant(s), coffee shop and personal services (dry cleaners, etc.). It is important to ensure that any retail development will be compatible with a potential residential development and will not create an incompatible or noxious use.

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www.delcorma.com

Scale 1 76,100

$\bar{r}^2 = 1.16 \text{ m}^2$ Data Zoom 11-4

PROJECT RELOCATION SITE - FEASIBILITY STUDY



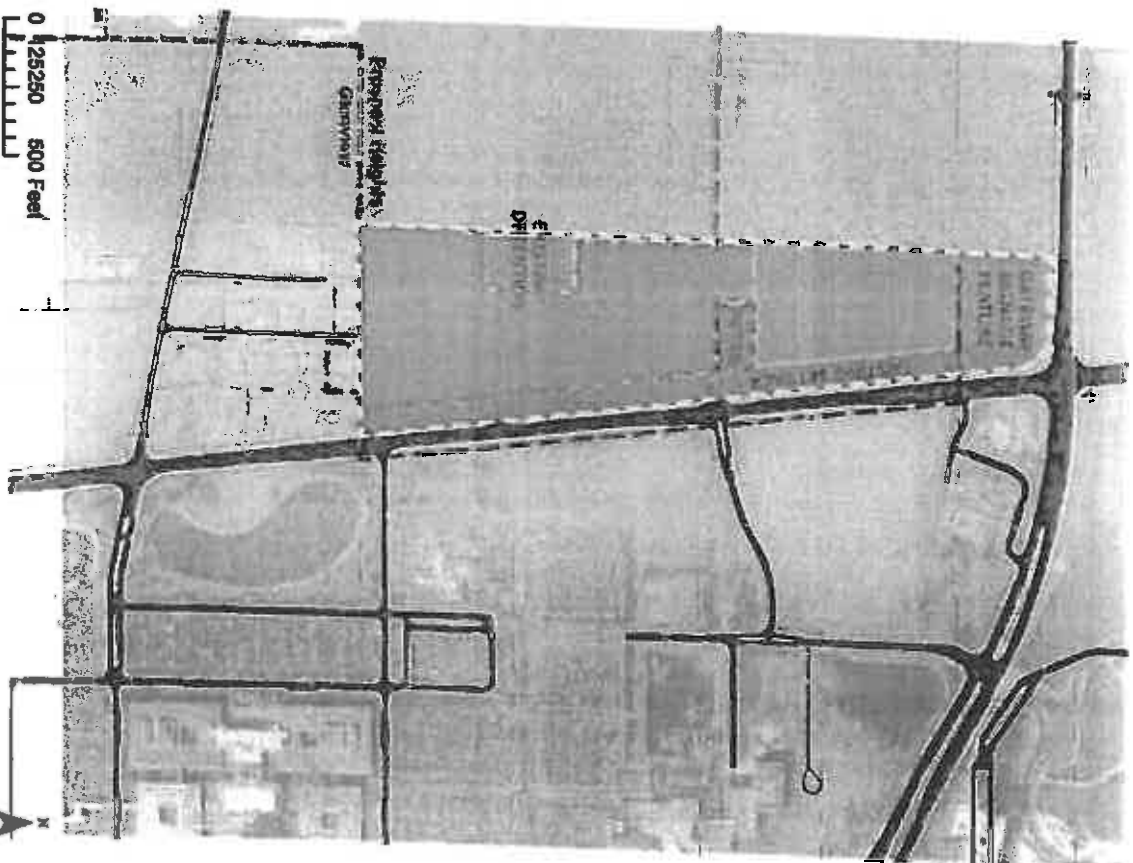
3.0 SITE RECOMMENDATIONS

The following recommendations are intended to provide guidance for strategic public realm and transportation improvements surrounding the Allstate Redevelopment Site in order to improve its marketability and presence along the Willow Road corridor. These recommendations are closely tied to the goals and strategies within the 2014 City of Prospect Heights Comprehensive Plan and aim to increase connectivity and improve circulation within the City for pedestrians, cyclists, and vehicles.

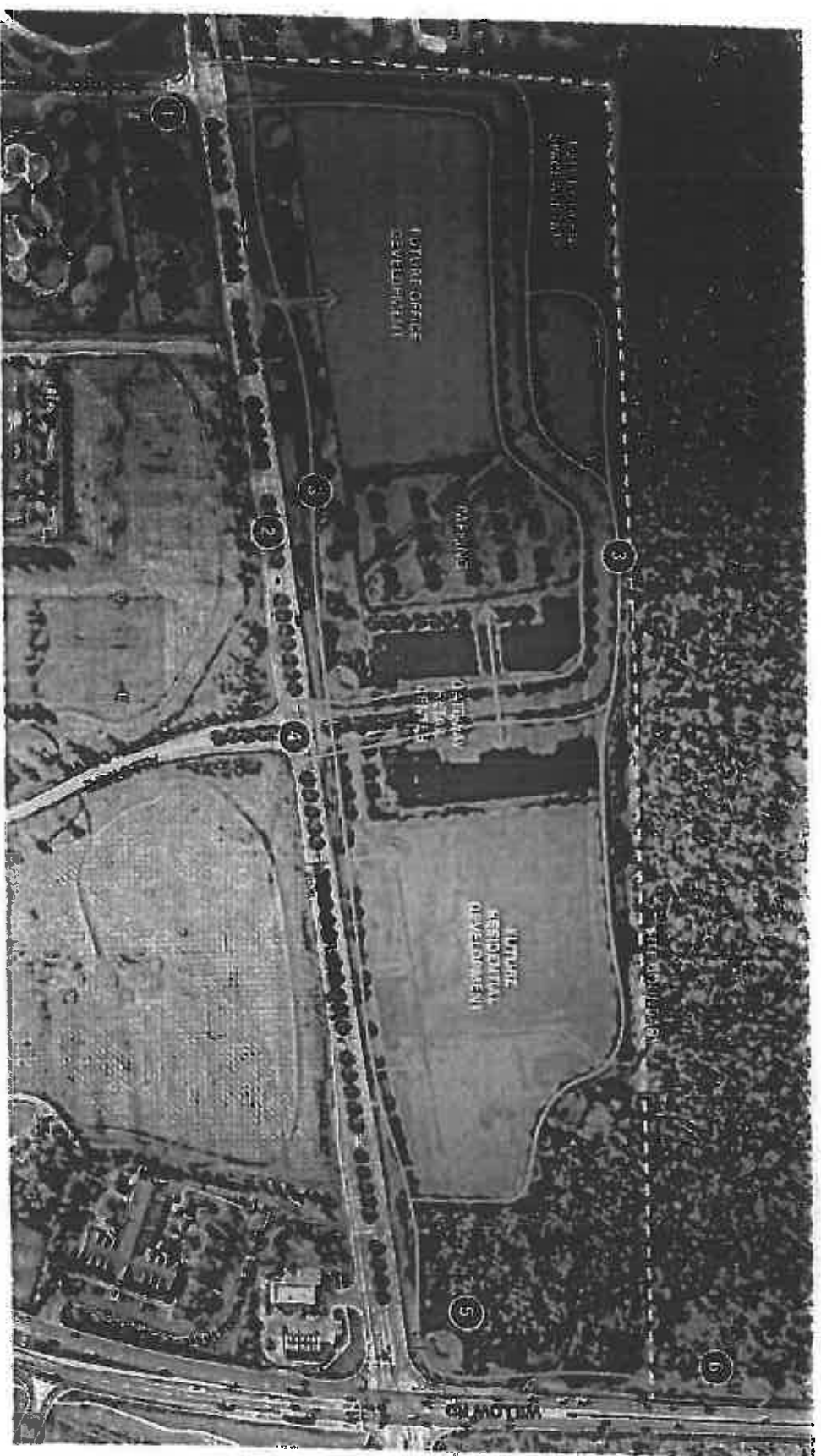
Site Land Use Recommendations

The currently vacant Allstate Redevelopment Site is well suited for high quality new development due to its location near I-294 and the site's natural western backdrop of the Forest Preserves of Cook County. The future development of this site should be guided by a comprehensive master plan, that balances proposed uses with neighboring properties and new developments such as the GlenStar retail and mixed use project north of Willow Road. The following recommendations support this goal and include landscape and public realm guidelines to ensure that the vision of the site as a high quality development of complementary office and residential projects will be realized.

An overview of the current conceptual layout for future uses on the site is shown to the right. It is recommended that the site be developed as a planned development with strategically located office, residential, retail and services. A concept for a multi-family residential development was previously considered for the northern 8 acre portion of the site (shown in yellow). This location is in close proximity to the GlenStar development, currently in construction, north of Willow Road. At the central gateway to the site (shown in red) a small retail development is desired to provide services and convenience shopping for office users and potential residents of the site. This shared intersection with the existing Allstate Headquarters makes the location of retail desirable. South of this retail gateway, office will remain the primary use. Allstate has expressed interest in constructing an office campus expansion to centralize their operations on this southern 22 acres. The natural terrain of the site will offer future office users and residents high quality open spaces, paths and recreational facilities. The site contains an existing detention area in the southern portion and extensive landscape setbacks along Sanders Road.



Site Concept Diagram



- 1** New intersection aligned with existing Allstate access
- 2** Median landscaping along Sanders Road
- 3** Trails/Sidewalk system for pedestrian connectivity throughout the site
- 4** Intersection improvements for pedestrians, and entrance signage
- 5** City of Prospect Heights gateway signage
- 6** Path connection to the DesPlaines River Trail



Street, Identity and Circulation Recommendations

A significant challenge to the site's current layout is that it lacks a presence along the Willow Road corridor. Drawing people into the site from Willow and Sanders Roads will be important to the success of any development on the site and therefore should be addressed through signage features and redesigned landscaping in the setbacks. The greatest opportunity for signage is on the southwest corner of the intersection of Sanders and Willows Roads. This site, currently owned by the Forest Preserves of Cook County, is an excellent opportunity to provide combined signage that identifies both the new development and the entrance to the City of Prospect Heights.

Two access points serve the site which coincide with the Allstate Corporate Headquarters entrances on the east side of Sanders Road. The northern access point is well positioned for new development and should remain, while the southern access point should be evaluated related to future uses to ensure that a smooth traffic flow is accommodated.



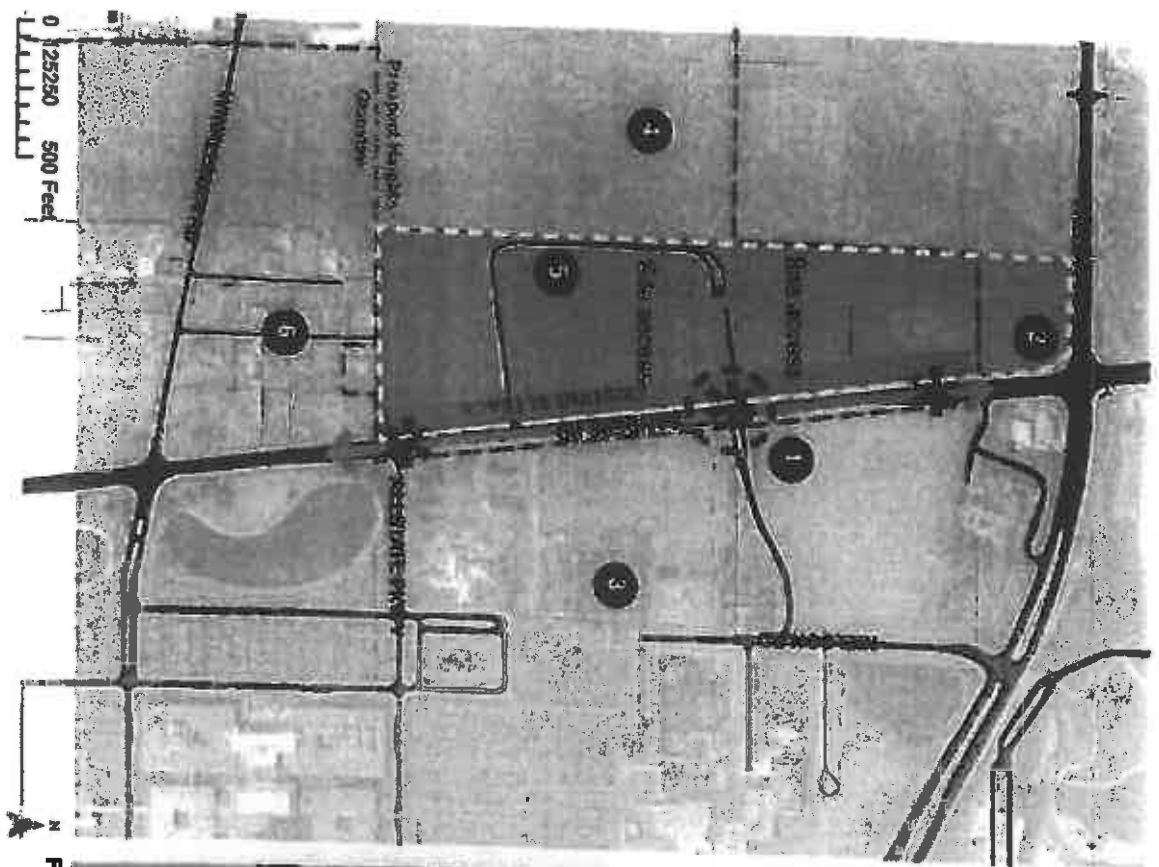
Figure 3.1: Existing frontage of the Allstate Site along Sanders Road

Along the Sanders Road frontage, a deep landscape setback already exists for the site and helps to buffer the site from this heavily trafficked corridor. This frontage, however, was designed to accommodate the site's original use and should be redesigned to provide a better environment for future development on the site. The right of way and setback zone are wide and would easily accommodate a future pedestrian trail/sidewalk, planted median and improved pedestrian/cyclist crossings. Concepts for right of way improvements are illustrated on the following pages.

Priority improvement projects for the site are:

1. Approach the Forest Preserves of Cook County to dedicate the north 2 acres of the site to the City to provide an opportunity to create City of Prospect Heights gateway signage, as well as to give the Allstate redevelopment property more presence along the Willow Road corridor.
2. Redesign the setback area along Sanders Road to support future uses of the site. These improvements should include expanded pedestrian trails, sidewalks and crossing signals.
3. Create a system of signage that promotes the site and improves its visibility and identity. These signage improvements should be coordinated with existing signage for the Allstate Corporate Headquarters and other surrounding properties to provide a consistent identity for the district.
4. Create a median planted zone and turning lanes at major intersections along Sanders Road to help reduce traffic speeds, and provide a safer environment for future residential users on the site.

Street, Identity and Circulation Recommendations



- 1 Proposed signalized intersection
 - 2 2 acre Forest Preserves of Cook County parcel- provide gateway signage
 - 3 Allstate headquarters
 - 4 Forest Preserves of Cook County
 - 5 Existing on-site detention
 - 6 Unincorporated Cook County
- * Site Gateway

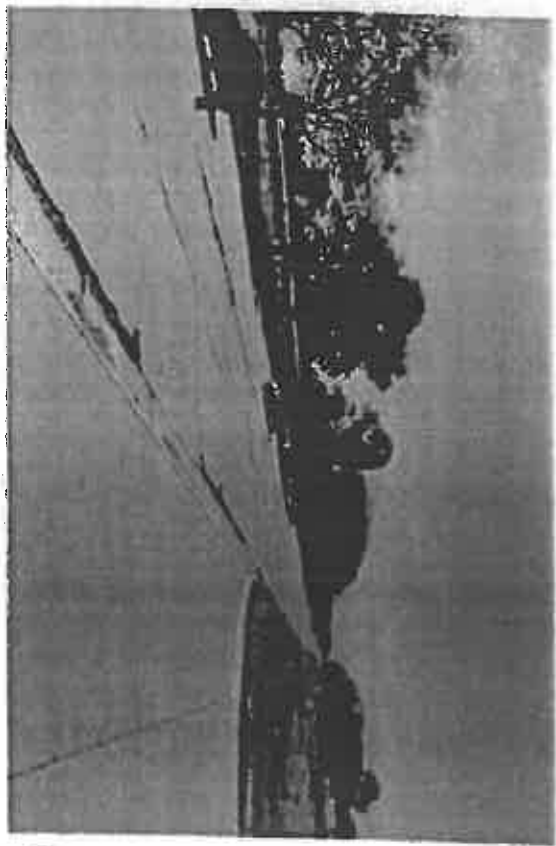
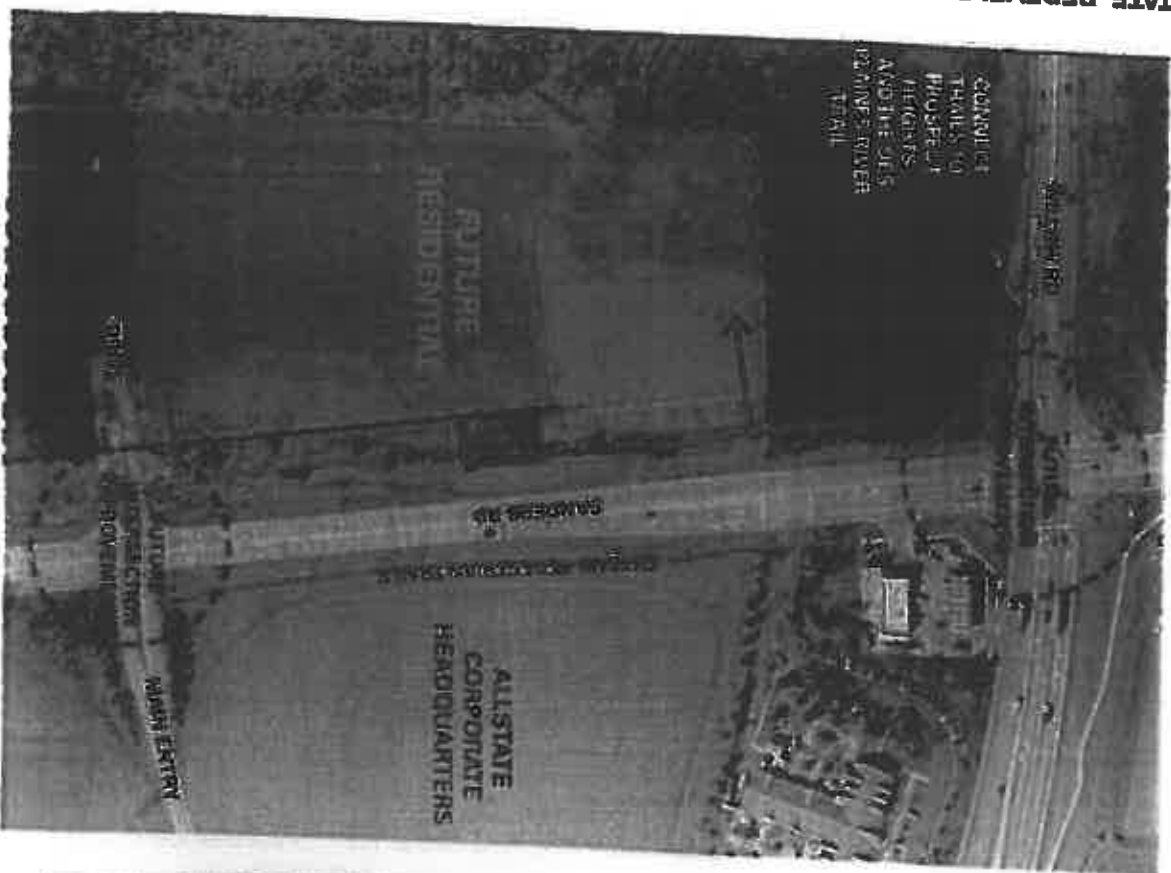


Figure 3.2: Existing frontage of the Allstate Site along Sanders Road



Street, Identity and Circulation Recommendations



Pedestrian and Cyclist Connectivity

The diagram to the left illustrates they key trail and sidewalk improvements that would support a better connected environment for pedestrians and cyclists. Intersection improvements and improved streetscape throughout the area would help to provide a transition between the primarily office district to the east and the Forest Preserve to the west (see concepts on the following pages).

Additionally, the location of the site in proximity to the Des Plaines River Trail provides a unique opportunity to connect to this regional trail system. The trail runs north-south through the Forest Preserve and crosses Willow Road roughly 1/4 mile west of the intersection of Willow and Sanders Roads. Connection to the trail can be achieved by expanding sidewalks along Sanders and Willow Roads (shown in blue) and by providing pedestrian bridges as necessary to cross the existing waterways and low elevation points.

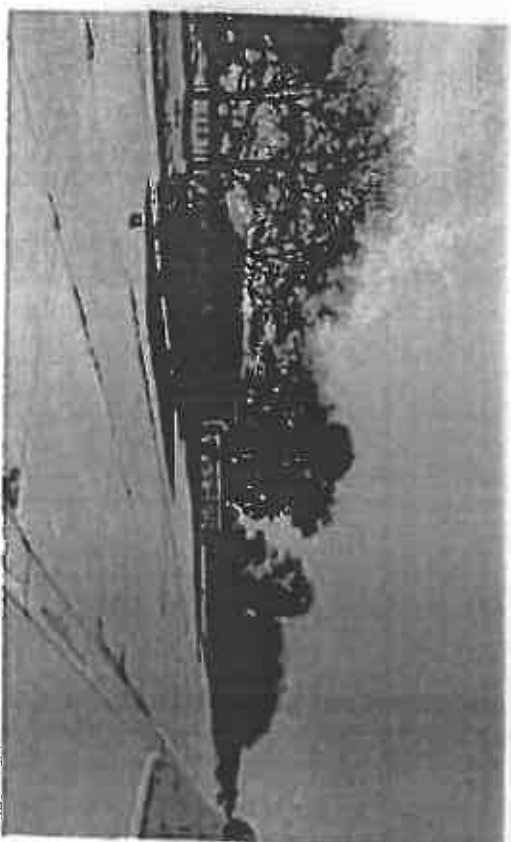


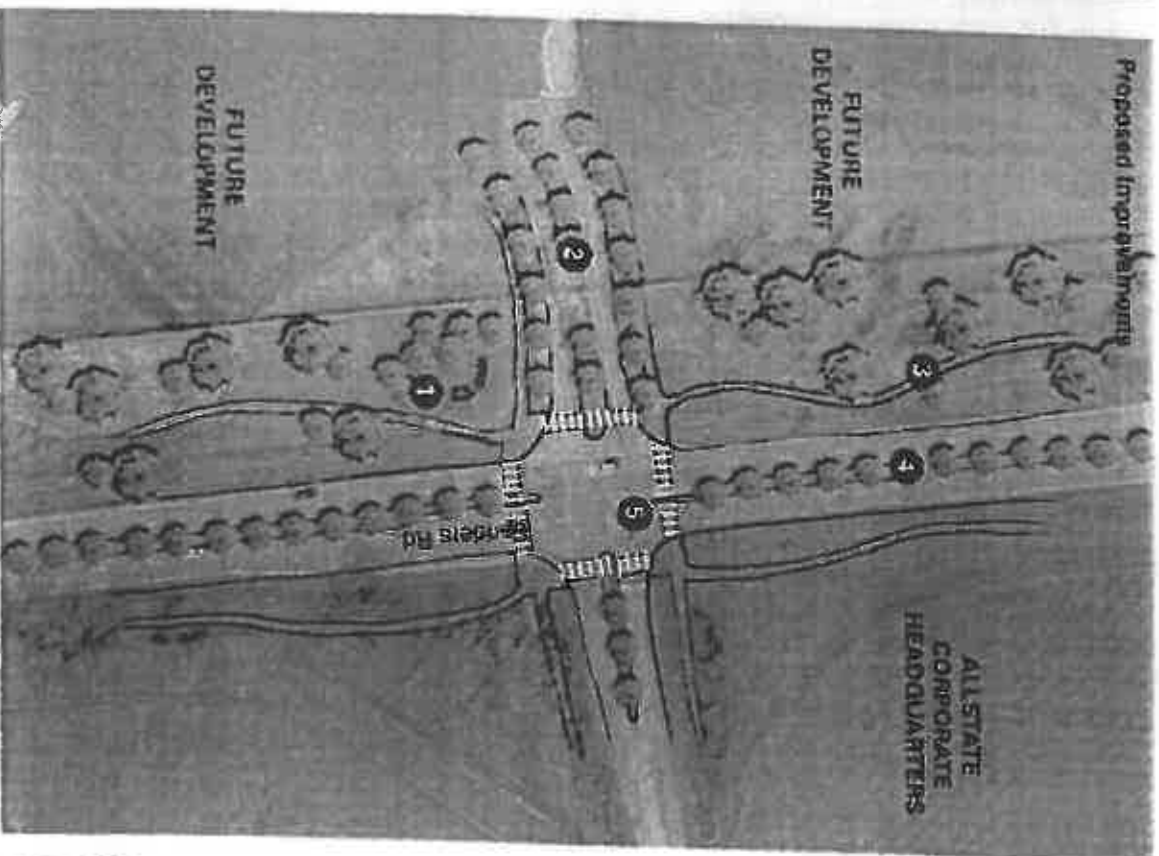
Figure 3.3: Existing Sanders Road Corridor

Site Gateway Intersection (Along Sanders Road)



The intersection of the existing entry to the Allstate Corporate Headquarters and the new main access point to the Allstate Redevelopment Site should be improved to help create a sense of arrival for both properties as well as improve pedestrian and cyclist safety along Sanders Road. The following improvements are recommended:

- 1 New Development Entry Signage
- 2 Median Landscaping for the Entry Drive
- 3 Expanded Trails/Sidewalks along Sanders Road
- 4 Planted Median along Sanders Road
- 5 Added Pedestrian Crosswalks and Signage/Signalization

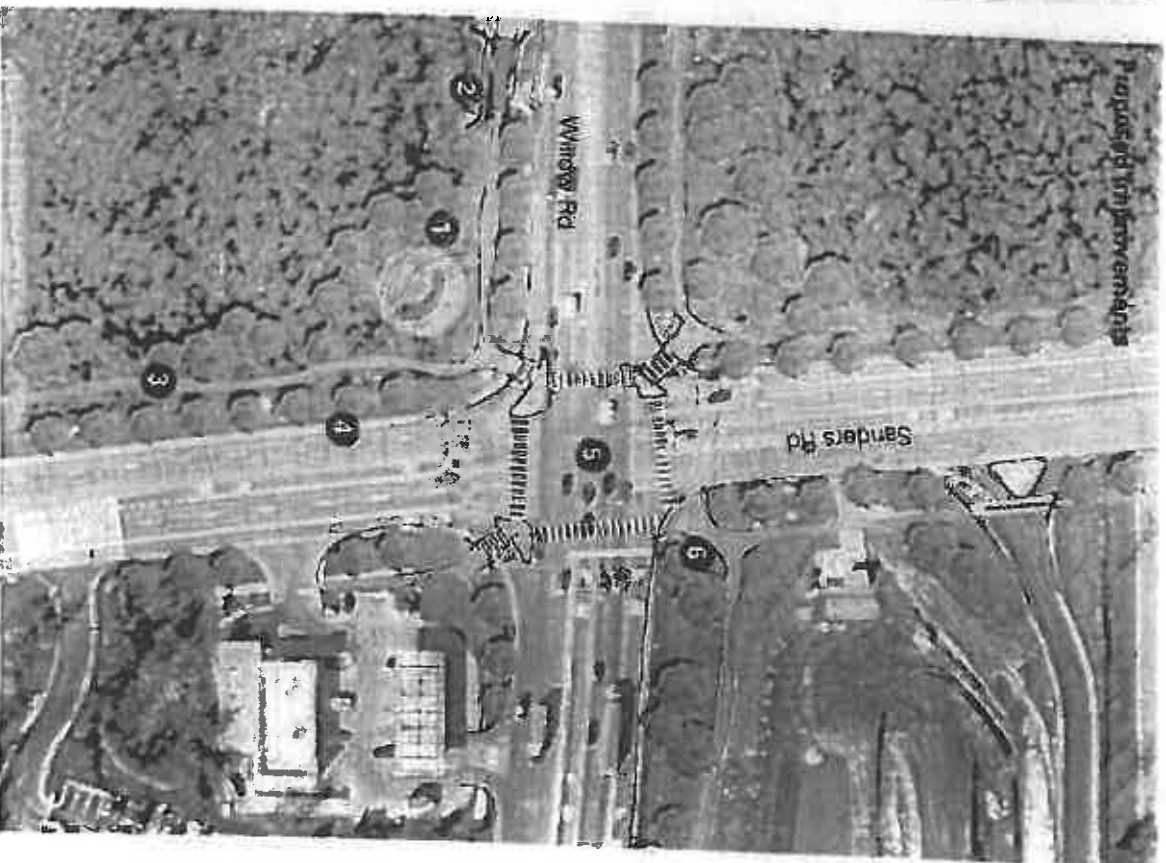


Willow and Sanders Road



The intersection at Willow and Sanders Roads is an important gateway for the City of Prospect Heights, the existing Allstate Corporate Headquarters, the Glenstar development and the Allstate Redevelopment Site. This intersection should be improved to provide a sense of arrival to the district and coordinated with IDOT's plans currently in the implementation phase. The following improvements are recommended:

- 1 Gateway Signage and Landscape for the City of Prospect Heights
- 2 Pedestrian Bridge to Create Connection to Des Plaines River Trail
- 3 Expanded Trails/Sidewalks along Sanders Road
- 4 Additional Streetscape and Trees Along Sanders Road
- 5 Added Pedestrian Crosswalks and Signage/Signalization
- 6 Connect Sidewalks to the North Across Willow Road



Landscape and Signage Example Character Images



Example of natural landscaped arterial gateway



Examples of high quality gateway signage



Example of office park integrated pedestrian and cycling trails



Example of landscaped pedestrian path



C

To: Mayor Nicholas J. Helmer and the Prospect Heights City Council

From: Anthony J. Kalina

Date: November 20, 2014

Re: Purchasing Policy

Issue: At the November 10, 2014 City Council Workshop, staff presented Council with a formalized purchasing policy. To follow up on the Workshop's discussion, staff is presenting Council with an ordinance to increase the authorized purchasing amount for the city administrator.

Recommendation: Staff recommends Council approve the attached ordinance to increase the authorized dollar amount for which the city administrator is allowed to approve transactions. Currently, the city administrator is authorized to make all purchases and other expenditures approved by the annual budget then in effect, with the exception of purchases and expenditures over five thousand dollars (\$5,000), which have to be authorized by the Corporate Authorities. Staff recommends increasing this amount to ten thousand dollars (\$10,000) (please see Authority to Purchase, p.1).

Thank You.

ORDINANCE NO. O-14-27

**An Ordinance Amending the City Code
(City Administrator – Powers and Duties)**

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF PROSPECT HEIGHTS, COOK COUNTY, ILLINOIS as follows:

SECTION 1. That Title 1, ADMINISTRATIVE, Chapter 6, City Administrator, Section 1-6-7, Powers and Duties, of the Prospect Heights City Code, as amended, is hereby further amended at subsection Section 1-6-7.I with deletions in strikethrough and additions in underlined text so that the same shall be read as follows:

1-6-7: Powers and Duties

I. Purchase all materials, supplies and equipment for which funds are provided in the budget, but he may not purchase any item which exceeds any budget appropriation until the city council has increased the appropriation; provided, that for a purchase above the amount of ~~ten~~ five thousand dollars (\$10,000.00 ~~\$5,000.00~~) shall be presented to the city council for approval or rejection. He may issue rules and regulations governing requisitions and the transaction of the business of purchasing between himself as purchasing agent and the heads of departments, officers and employees of the city. In case of circumstances creating an emergency, the city administrator may, without the prior consent of the city council, award contracts and make purchases for the purpose of meeting said emergency; but he shall properly file with the city council a report of such emergency and the necessity of such action, together with an itemized account of all such expenditures.

SECTION 2: This Ordinance shall be in full force and effect from and after its passage, approval and publication as required by law.

PASSED and APPROVED this ____ day of _____, 2014.

ATTEST:

Nicholas J. Helmer, Mayor

City Clerk

AYES:
NAYS:
ABSENT:

Published in pamphlet form:

RESOLUTION NO. _____**A Resolution Authorizing the Mayor to Accept
an Easement at 1127 Drury Lane**

WHEREAS, the City of Prospect Heights (the "City") is an Illinois Municipal Corporation pursuant to the Illinois Constitution of 1970 and the Statutes of the State of Illinois; and

WHEREAS, the City requires an easement for storm sewer purposes at property commonly known as **1127 N. DRURY, ARLINGTON HEIGHTS, ILLINOIS** (property has Arlington Heights postal address but is located within the corporate limits of the City of Prospect Heights);

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF PROSPECT HEIGHTS, COOK COUNTY, ILLINOIS, AS FOLLOWS:

SECTION 1: The above recitals are hereby incorporated into this Resolution as if set forth verbatim.

SECTION 2: The Mayor is authorized and directed to enter into an AGREEMENT TO CONVEY EASEMENT TO CITY, substantially in the form attached hereto and incorporated as exhibit A, or in consultation with the City Attorney on such terms as the Mayor deems appropriate provided the terms do not alter the City's financial obligations in procuring the easement.

SECTION 3: The Mayor is authorized to accept the conveyance of the easement, pursuant to the above-authorized agreement.

SECTION 4: The Mayor and City Administrator are authorized to execute all documents and take all actions necessary to carry out the purpose of this Resolution.

SECTION 5: This Resolution shall be in full force and effect from and after its passage.

PASSED AND APPROVED this _____ day of _____, 2014.

NICHOLAS J. HELMER, MAYOR

ATTEST:

CITY CLERK

AYES:

NAYS:

ABSENT:

EXHIBIT A

Prepared By and Mail To:
Michael F. Zimmermann
Tressler LLP
233 South Wacker Drive
22nd Floor
Chicago, IL 60606

AGREEMENT TO CONVEY EASEMENT TO CITY (1127 N. DRURY)

WHEREAS, the City of Prospect Heights ("Grantee") has determined that it is necessary and in the public interest to acquire certain easement(s) on the real property located at **1127 N. DRURY, ARLINGTON HEIGHTS, ILLINOIS** (property has Arlington Heights postal address but is located within the corporate limits of the City of Prospect Heights);

WHEREAS, the undersigned are the owners of the subject property (collectively "Grantor"), desire to convey the easement (attached hereto as Exhibit A) to the City adjacent and contiguous to the previously established and existing easement (Doc #21415097) for the purpose of allowing the continued existence, operation and maintenance of certain storm sewer line facilities; and

WHEREAS, Grantee and Grantor have agreed upon the consideration to be paid for the easement;

NOW, THEREFORE, the parties agree as follows:

1. The above recitals are incorporated in full.
2. Grantor represents and warrants to the Grantee that it has full right, title, power and authority to enter into and deliver this Agreement and all of the other documents and instruments required to be delivered by the Grantor. This warranty shall survive the conveyance of the below easements.
3. Grantee acknowledges that the impressments of the contemplated easement shall cause a certain decrease in the utility of the Grantor's premises. Accordingly, Grantee agrees to

consider Grantor's application for a variation to allow basement window wells to encroach into the required side yard and to increase the allowable height of the garage. Provided said variation application receives a favorable recommendation of the City's Plan/Zoning Board of appeals, Grantee agrees to approve the variation. In addition, Grantee agrees to waive the application fees for the processing of said easement application.

4. Grantor shall execute the grant of easement attached hereto as Exhibit A.

5. Grantor shall forbear from any action for inverse condemnation, ejectment or other theory in any effort to remove the City's claim to the Easement Area where the permanent storm sewer line facilities currently exist.

6. Grantor in consideration of the promises contained in this agreement does hereby acknowledge that the above consideration shall be the sole consideration for the easement and that no further compensation shall be due upon payment of said amounts. Grantor, upon payment of the agreed consideration, hereby acknowledges that there is no diminution in value to the property or to the remaining property of Grantor and waives any claim for said diminution of value. Grantor further releases any claims against the City related to the city acquisition of this easement. Without limiting the foregoing, Grantor does not waive any claims for damages arising out of the negligence of Grantee's employees, agents or contractors.

GRANTEE:

CITY OF PROSPECT HEIGHTS

Mayor

ATTEST:

City Clerk

Prepared by and upon recording
to be returned to:

CITY OF PROSPECT HEIGHTS

14 East Camp McDonald Road
Prospect Heights, IL 60070
Attn: _____

Real Estate Tax Index Number 03-21-302-012

GRANT OF EASEMENT

In consideration of Ten Dollars (\$10.00) and other good and valuable consideration, the receipt of which hereby is acknowledged, Brian and Gail Biagini, (hereinafter referred to as "Grantors"), hereby grant to THE CITY OF PROSPECT HEIGHTS, of the State of Illinois, County of Cook and its successors, assignees and transferees (all hereinafter referred to as "Grantee") forever, a permanent Storm Sewer Line Facility Easement ("Easement") in, upon, over, under, along, across, and through the following described property:

Lot 15 in Block 4 in Arlington Countryside, Unit Number 2 being a Subdivision of part of the South half of the Southwest Quarter of Section 21, Township 42 North, Range 11 East of the Third Principal Meridian in Prospect Heights, Illinois.

Commonly Known As: 1127 Drury Avenue, Arlington Heights, IL 60004, (hereinafter the "**Property**").

The Easement is located in the area described as follows:

Over under, upon and across the South 5 feet of the North 10 feet of the East 120 feet of Lot 15 in Block 4 in Arlington Countryside, Unit Number 2, being a Subdivision of part of the South Half of the Southwest Quarter of Section 21, Township 42 North, Range 11 East of the Third Principal Meridian, in Cook County, Illinois. (hereinafter "**Easement Premises**"),

The Easement shall be subject to the following terms:

1. Grantor hereby grants, conveys, warrants and dedicates to the Grantee, its agents, servants, employees, its successors and assigns, a permanent Storm Sewer Line Facility Easement to survey, construct, reconstruct, use, operate, maintain, test, inspect, repair, replace, alter or remove public storm sewer line facilities, including but not limited to public sewer mains and distribution lines, public storm and sanitary sewer, together with related attachments, equipment and appurtenances thereto (collectively "**Facilities**") subject to the terms and conditions hereinafter set forth, in upon, under, along and across the Easement Premises together with all reasonable rights of ingress and egress across the Property and any adjoining lands of Grantor necessary for the exercise of the rights herein granted.

2. Grantee shall have the right from time to time to clear and remove vegetation, including without limitation trees, saplings, bushes, weeds, and plants, which may be present in the Easement Premises and interfere with Grantee's Facilities, and from time to time cleaning and removing silt, sediment, and debris, from time to time providing, replacing, repairing, constructing, regrading,

operating, cleaning, and maintaining pipes, appurtenances, structures and equipment necessary or convenient for operation of the Facilities.

3. Grantor's Reserved Rights. Grantor hereby reserves the right to use the Easement Premises and its adjacent property in any manner that will not prevent or interfere with the exercise by the Grantee of the rights granted hereunder provided, however, that Grantor shall not in any manner disturb, damage, destroy, injure, obstruct, or permit to be obstructed, the Facilities nor obstruct or permit to be obstructed the Easement Premises at any time whatsoever without the express prior written consent of the Grantee. Obstruction includes, but is not limited to, physically modifying the easement area such as installing structures, walls or other like improvements and piling or storage of trash, garbage, or other materials, or re-grading the Easement Premises. If the Easement Premises is obstructed in any manner, Grantee shall have the right to require Grantor to remove and remedy the obstruction of the Easement Premises at Grantor's cost.

4. City of Prospect Heights Restoration. City of Prospect Heights agrees to restore any part of the Easement Premises which are damaged by the construction, installation, operation, maintenance, repair or removal of the Facilities in a manner that returns said premises to substantially the same condition as before construction, except that structures, walls or other like improvements which constitute an obstruction as set forth above shall not be restored.

5. Compliance with Laws. City of Prospect Heights shall comply with all applicable laws, ordinances, rules and regulations of all federal, state, local and other government bodies in respect to the installation, construction, operation, maintenance, repair, replacement, alteration, or removal of the Facilities.

6. Term. The Easement shall commence on date executed accepted by Grantee and shall run with the land.

7. Notices Each notice, demand, approval, or other communication which may be or is required to be given under this Agreement shall be in writing and shall be deemed to have been properly given (i) when delivered personally during business hours, (ii) on the first business day after deposit with a reputable overnight courier service providing delivery receipts, delivery charges prepaid, or (iii) three days after deposit in any main or branch United States post office certified or registered mail, postage prepaid, return receipt requested, and in each case as addressed as follows:

(a) If to Grantors:

Brian Biagini
1127 Drury Lane
Arlington Heights, IL 60004

(b) If to City of Prospect Heights:

City of Prospect Heights
c/o City Administrator
14 East Camp McDonald Road
Prospect Heights, IL 60070

Either party may change the addressee or address noted above to such other addressee or address, or both, as the particular party may from time to time designate by written notice to the other party, provided, however, that the designation of an addressee or

address, or both, by notice hereunder shall not be effective until the third day after notice thereof is given.

7. Miscellaneous

A. If any term or provision of this Agreement or the application thereof to any person, entity or circumstance shall, to any extent, be invalid or unenforceable, the remainder of this Agreement, or the application of such term or provision to persons, entity or circumstances other than those as to which it is held invalid or unenforceable, shall not be affected, and each term and provision of this Agreement shall be valid and be enforced to the fullest extent permitted by law.

B. All of the benefits and burdens herein contained shall, subject to the provisions of this Agreement, run with the land and are binding upon and inure to the benefit of the parties hereto, their respective heirs, executors, administrators, grantees, successors, assigns and legal representatives.

C. This Agreement shall be construed and enforced in accordance with the laws of the State of Illinois.

IN WITNESS WHEREOF, the Grantors have executed this Grant of Public Utilities and Drainage Easement as of this ____ day of _____, A.D., 2014.

GRANTORS:

Brian Biagini

Gail Biagini

STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

I, _____, a Notary Public in and for the county in the State aforesaid, do hereby certify that Brian Biagini of Arlington Heights, IL personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he signed and delivered to me the instrument on behalf of himself, as his free and voluntary act for the uses and purposes set forth.

Dated this _____ day of _____, 2014.

(SEAL)

Notary Public

STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

I, _____, a Notary Public in and for the county in the State aforesaid, do hereby certify that Gail Biagini of Arlington Heights, IL personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he signed and delivered to me the instrument on behalf of himself, as his free and voluntary act for the uses and purposes set forth.

Dated this _____ day of _____, 2014.

(SEAL)

Notary Public

Acceptance by City of Prospect Heights

The above Grant of Public Utilities and Drainage Easement is hereby accepted by the City of Prospect Heights.

CITY OF PROSPECT HEIGHTS, an Illinois municipal corporation.

By: _____
Nicholas J. Helmer, Mayor

Attest: _____
City Clerk



To: Mayor Nicholas J. Helmer and the Prospect Heights City Council

From: Steve Skiber, Director of Building and Zoning *SS*.

Date: November 6th 2014

Re: PZBA # 14-14V - 1127 North Drury Lane

Issue: This petition for variation is for new construction of a 20 foot 11inch high detached garage. The maximum height allowable is 15 feet in height.

Analysis: This petition is unique due to the fact that a City storm sewer was placed outside of the dedicated easement. Also, this lot and subdivision was not engineered for storm water management. Subsequently, flooding occurs, due to a large, east-west, depressional area. The owner has agreed to remove and replace the storm sewer, grant an additional easement and create detention on his lot. The request for a detached garage height variation, is warranted, so as to provide a dry storage area in the garage attic, in anticipation of flood water in the rear yard. The Commissioners also were concerned about setting a precedent if they recommended this request. After the hearing, Staff found a 1997 Resolution that allowed a 20 foot high, 1000 square foot garage, with 2 yard variations, in the same subdivision

Recommendation: The PZBA voted 5-2, to recommend to the City Council approval of this variation. Staff concurs.

Thank You.

RECEIVED
CITY OF PROSPECT HEIGHTS

2014 OCT -3 AM 8:35

PZBH # 1 Application

FOR OFFICE USE ONLY:
FEE PAID 10/3/14 / \$50.00
RECEIPT # 5197
DATE 10/3/14
RECVD BY JLM
CASE # 14-14V
MEETING DATE 10-23-14

PLAN/ZONING BOARD OF APPEALS
APPLICATION

☐ Special Use (\$400)

☒ Variation (\$150)

☐ Text Amendment (\$300)

☐ Map Amendment (Refer to Ord. 0-03-18)

☐ Subdivision/PUD (Refer to Ord. 0-03-18)

☐ Lot Consolidation (Refer to Ord. 0-03-18)

APPLICANT:

GAIL BIAGINI

ADDRESS:

1127 DRURY LANE

PROSPECT HEIGHTS, IL 60004

PHONE:

Home: 847-253-0140 Work: 847-890-8003 Cell: 847-305-0257

ADDRESS OF SUBJECT PROPERTY: 1127 DRURY LANE, PROSPECT HEIGHTS

PROPERTY IS LOCATED IN THE R-1 ZONING DISTRICT.

APPLICABLE SECTION OF ORDINANCE: 4.090./5-3-9 D.

DESCRIPTION OF REQUEST: To construct a new, detached
garage 20'11" in height.

Are there any covenants, conditions, restrictions or floodplain issues concerning type of improvements, setbacks, area or height requirements, occupancy or use limitations, etc. placed on the property and now of record: YES ☒ NO ☐ If yes, please describe:

City Storm Sewer was constructed on private property
(Not in dedicated easement)

Has the property been the subject of previous or pending administrative legislative or court action:
YES ☐ NO ☒ If yes, give details:

The following items MUST be submitted at time of filing:

1. Application (12 copies)
2. Plat of Survey (12 copies) - must be drawn to scale and indicate the location of the proposed addition or construction and must contain the legal description of the property, along with additional information to support the application (12 copies). (Note: please include one copy for file no larger than 11"x17").
3. Proof of Ownership (1 copy)
4. Letter indicating Hardship (for variations only - 12 copies)
5. Notice to Property Owners (1 copy) - Note: Explanation of Request should match description on Application
6. List of Property Owners (1 copy) obtained from the Wheeling Township Office, 1616 N. Arlington Heights Rd., Arlington Heights, IL 60004 - Tel: 847/259-1515 of all properties lying within 350 ft. of property line/subject's property once approved confirmation letter from the City of Prospect Heights is received.
7. Application Fee (cash or check made payable to: City of Prospect Heights)

Date: 10/2/14

Signature of Applicant

PZBA # 4 Hardship Letter

To: PZBA Chairman and Commissioners

10/3/14

Fr: Brian and Gail Biagini

Subj: Hardship Letter for Garage Height Variation

Location: 1127 N Drury Ln Arlington Hts IL 60004

Please be advised that our request for a 20'11" high, detached garage is based on the fact that we are constructing a new home and garage on an existing lot in a depressed area, known to flood. We would like to use the additional height for storage only and it will not be habitable space. We feel that items stored on the garage slab would be damaged in a significant rain event. The architecture of the garage will be compatible with the principal residence. Further, we seek this relief in exchange for the placement and relocation of the City's storm sewer, outside the dedicated easement. We will grant the necessary easement and make the storm sewer improvements at our cost.

Thank you for your consideration.

Brian & Gail Biagini

Memorandum

To: Prospect Heights Mayor and City Council

**From: Thomas Weldman – Chairman
Plan / Zoning Board of Appeals**

Date: November 6, 2014

Subject: Recommendation

Case No. ZBA -14-14V

Applicant: Brian and Gail Blagini

Property Address: 1127 North Drury Lane

Hearing Date: October 23, 2014

I. Purpose

A petition for a height variation for a detached garage was heard at the October 23rd 2014 Public Hearing. The maximum allowable height for a detached garage is 15 feet. This request is for 20 feet 11 inches. The case was unique due to the fact that the City improperly placed a 21 inch concrete storm sewer on the petitioner's private property, out of the easement, several years ago.

II. Comments and Testimonies

There was extensive testimony regarding this request, (please refer to the minutes), especially with regards to the fact that the property is situated in a known flood area, due to inherent depressional topography. The main focus was on the petitioners request to have storage in the detached garage attic due to anticipated, historical, flooding of the new garage floor.

III. Board and Staff Comments

Several Commissioners were concerned that a precedent would be established if this variance was granted. Reference was made to similar petitions regarding attached garage additions, when one was denied and a previous one granted. The City Attorney however stated that each case should be judged on its own merit. It was also noted that the property owner would remove and replace the sewer and grant a substantial easement to the City, at his expense. At the time of the hearing, Staff noted that no garage height variations had been granted in the last 15 years. However, there may be some legal existing, non-conforming, garages that were in existence prior to City incorporation.

IV. Decisions and Findings

A motion was made by Commissioner Tammen, seconded by Commissioner Roscoe, to approve a 20 foot 11 inch high, detached garage. The results of a roll call vote was five (5) affirmative votes and two (2) nay votes, which results in a recommendation to approve this request to the City Council.



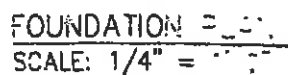
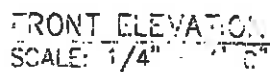
Building/Zoning Departments

Memo

DATE: October 17th, 2014
TO: Thomas Weidman – Chairman
Plan/Zoning Board Commissioners
FROM: Steve Skiber, Director of Building and Zoning
RE: Plan/Zoning Board of Appeals Case No. 14-14V
1127 N Drury Ln Arlington Hts IL 60004

Please be advised of this unique variation request regarding construction of a 20'11" high detached garage. Staff is aware of the inherent potential for flooding, especially in this location. The additional height would allow for storage in the attic of the garage, which is a reasonable request relative to the site/area topography. Further, we were made aware of an encroachment of the City's 21" storm sewer, (see Plat of Survey), that was constructed outside the 5' dedicated easement. The petitioner is willing to reinstall the pipe and grant an additional easement to the City.

Thank you.



NOTE:
2" EXPANDED METAL
= 1/8" @ 1' FOOTING (TYP)
2AS TREATED 2" O.D.
EXPANDED METAL

9809 FALCON DR - RICHMOND, IL 60071
615-678-7790 framingdesign@charter.net

BIAGINI DETACHED GARAGE

1127 NORTH DRURY LANE
ARLINGTON HEIGHTS, IL 60004

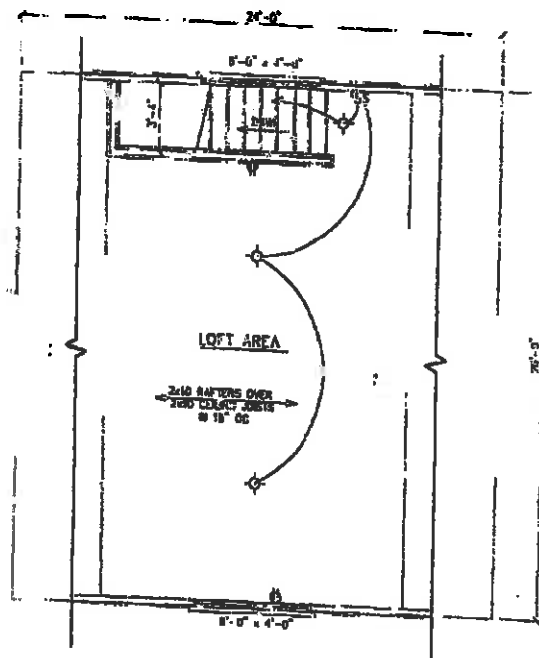
FLOOR PLANS, FOUNDATION & FRONT ELEVATION

DATE _____

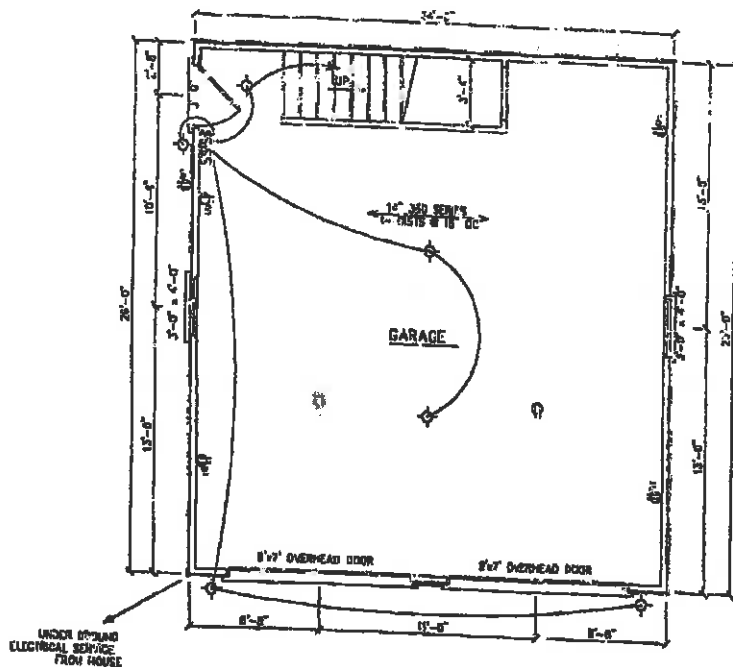
8-31-11
11-28-11
9-5-13
5-16-14

SHEET NO.

9a



LOFT FLOOR PLAN
SCALE: 1/4" = 1' 0"



MAIN FLOOR PLAN
SCALE: 1/4" = 1' 0"

NOTE:
ALL DIMENSIONS ARE TO
THE FACE OF STUDS
2x6 WALLS TYPICAL
(UNLESS NOTED)
(2) 2x12 HEADERS TYPICAL
(UNLESS NOTED)

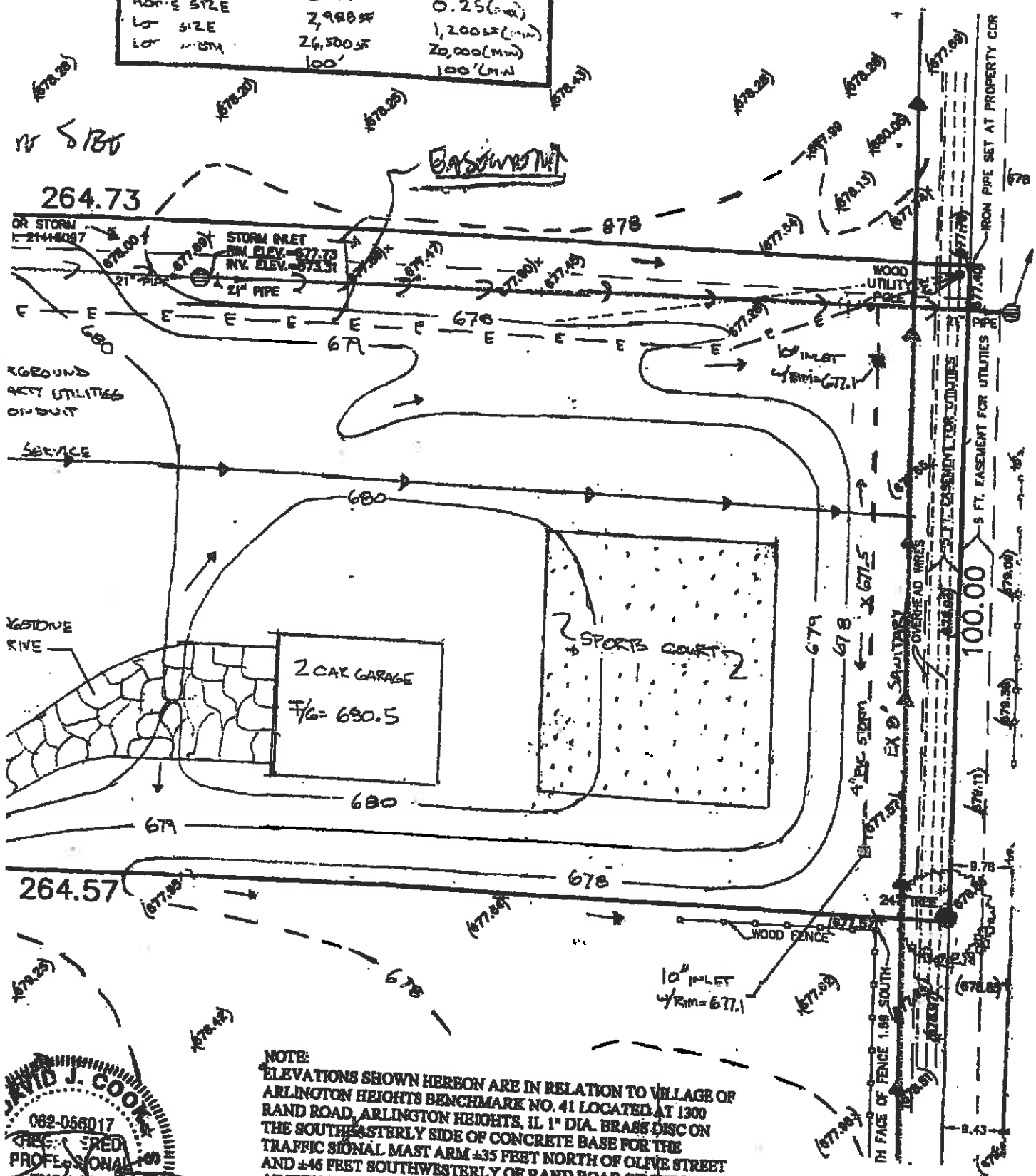
- 602
- 679

+ 2



SCALE: 1" = 20'

	PROPOSED	ALLOWED
FAR (HOME)	0.15	0.20 (max)
FAR (ALL STRUCTURES)	0.19	0.25 (max)
LOT COVERAGE	0.29	0.25 (max)
HOME SIZE	2,988 SF	1,200 SF (min)
LOT SIZE	26,500 SF	20,000 (min)
LOT WIDTH	100'	100' (min)



NOTE:
ELEVATIONS SHOWN HEREON ARE IN RELATION TO VILLAGE OF ARLINGTON HEIGHTS BENCHMARK NO. 41 LOCATED AT 1300 RAND ROAD, ARLINGTON HEIGHTS, IL 1" DIA. BRASS DISC ON THE SOUTHEASTERLY SIDE OF CONCRETE BASE FOR THE TRAFFIC SIGNAL MAST ARM ±35 FEET NORTH OF OLIVE STREET AND ±46 FEET SOUTHWESTERLY OF RAND ROAD CENTERLINE AT THE NORTHWESTERLY CORNER OF THE INTERSECTION. ELEV. = 684.01 (NAVD 1988)



ORDINANCE NO. O-14-24

AN ORDINANCE GRANTING A VARIATION FOR CONSTRUCTION OF A TWENTY (20) FOOT ELEVEN (11) INCH HIGH DETACHED GARAGE FOR THE PROPERTY LOCATED AT 1127 NORTH DRURY LANE

WHEREAS, Section 4.09D/5-3-9D of the Prospect Heights Zoning Ordinance as applicable to the property legally described in Exhibit A attached hereto (hereinafter "Property") and commonly known as 1127 North Drury Lane permits the construction of a detached garage to a maximum height of fifteen (15) feet ; and

WHEREAS, Brian and Gail Biagini (hereinafter "Petitioners") has submitted an application to construct a new detached garage to twenty (20) feet eleven (11) inches in height; and

WHEREAS, the Plan/Zoning Board of Appeals held a Public Hearing on October 23, 2014 regarding said application; and

WHEREAS, the Plan/Zoning Board of Appeals has found the application meets the standards for a variation and has recommended the variation be approved; and

WHEREAS, the Mayor and City Council have reviewed the documents pertinent to the application and the recommendations of the Plan/Zoning Board of Appeals and determined that the standards for the special use have been met; and

WHEREAS, the Mayor and City Council find that the record supports a finding that the applicant faces a particular hardship and strict enforcement of the Zoning Code prevents the applicant from the full use and enjoyment of its land rights.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF PROSPECT HEIGHTS, COOK COUNTY, ILLINOIS as follows:

Section 1. The City Council hereby finds and determines that the facts set forth in the preamble hereto are true and correct and hereby adopts same as part of this Ordinance.

Section 2. That a Variation to construct a new, detached garage, to a maximum height of twenty (20) feet eleven (11) inches in height, is hereby granted for the property legally described in Exhibit A.

Section 3. That this Ordinance and all exhibits attached hereto shall be recorded at the Cook County Recorder of Deeds at the expense of the Petitioners.

Section 4. That this Ordinance shall be in full force and effect from and after its passage and approval as required by law.

PASSED and APPROVED this 10th day of November, 2014.

Mayor

ATTEST:

City Clerk

AYES:

NAYS:

ABSENT:

Published in pamphlet form: November 10th, 2014
20th, 2014

Effective Date: November

EXHIBIT A

LEGAL DESCRIPTION - ATTACHED

Property located in Cook County, IL

PIN 03-21-302-012-0000



PROPOSAL

City of Prospect Heights Pump / Gate / Police Box surveillance cameras and wireless

Submitted By:



November 3, 2014

The enclosed data, furnished in connection with this Proposal is CONFIDENTIAL and PROPRIETARY, and shall not be disclosed directly or indirectly, and shall not be copied in any form, used or disclosed in whole or part for any purpose other than for the customers right to examine this Proposal, unless otherwise agreed in writing by Xtivity Solutions LLC.



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Xtivity Solutions is a communication services and Technology Company that provides business case analysis, engineering, design, implementation, and support for private communication networks. At the forefront in wireless integration, security systems, IT services, and rooftop management, Xtivity is in the business of customizing vendor-neutral solutions—whether you are a municipality, academic institution, government agency, utility, or in the hospitality or transportation industries. With flexible solutions, Xtivity meets the demand for cost-effective alternatives, and is by far the premier choice to be your communications architect. At Xtivity, we believe that to achieve the right results, you need the right solutions provided by the right experts.

To help you achieve your goals, Xtivity provides experienced business, engineering and information technology professionals with a wide range of experience in project management, network architecture, business process management, system and data integration, and other network engineering and IT support services. Xtivity is made up of an elite core of professionals who integrate sophisticated systems and develop essential solutions to make success a reality. Our wireless engineers are certified in a wide-array of product lines and our comprehensive portfolio of networking products and solutions is unmatched in the industry. Our mission is to build value for our customers through optimum application methods, business transformation, technology, and software business solutions. Our commitment to quality establishes Xtivity as the benchmark of excellence in the systems integration industry.

Many companies today rely upon greater integration of data, sharing solutions across an entire organization. Today's complicated networks encompass more than the transmission of data, voice, and video traffic. For some clients, straightforward access to these services within a building is all that is necessary. For others, the requirement is to distribute services and applications over far-reaching distances and possibly harsh conditions. With our expertise in traditional cabling, fiber optics and wireless, Xtivity offers solutions to any backhaul or connectivity need. Specifically, our integrated approach offers end to end solutions and features: design, engineering, installation, and maintenance. Combine one, two, or all of them to best utilize our expertise.

Engineering

With experience in engineering, spectrum management, interference mitigation and troubleshooting, our engineering services include: site surveys and infrastructure audits; Telecom site surveys; RF and network engineering services; design wireless indoor and outdoor networks; microwave backhaul designs; Fiber optics, system configuration; propagation testing, path analysis and network programming.

Installation

Once the network is designed, Xtivity provides the highest level of professional installation services with all intentions of a great customer experience. We provide: communication equipment install; security systems – phone systems – radio systems – data networks; power and Telco cabling and terminations; and, fiber splicing and terminations.



Service & Maintenance

Xtivity has the experience and expertise to maintain and operate your communication network. Our services include:

- a) Hourly technicians,
- b) 24-hour response time for outages and troubleshooting,
- c) Data center for storage of equipment and services,
- d) Back-up systems (servers and power) and,
- e) Warranties on all work

Organizations demand people with technical application expertise and organization skills. Xtivity provides resources that implement and support complex Engineering and information technology systems that deliver a sustained competitive advantage for organizations of every size and complexity. Xtivity is committed to building successful business systems using superior software, sound solutions, proven methodologies, rapid implementation and exceptional support. Our partnerships focus on next-generation services and cutting-edge providers that empower our clients to be leaders within their industry. Xtivity becomes an extension of your team, providing the consistency and talent to make your company grow. With one phone call Xtivity connects you to the global telecom marketplace and helps you navigate the many challenges that come with it.

Thank you for considering Xtivity in building your network needs. Enclosed please find our proposal for your network.

Sincerely,

A handwritten signature in black ink, appearing to read 'Dimitrios Lalos'.

Dimitrios Lalos
Managing Partner



PROPOSAL

This proposal provides the City of Prospect Heights Public Works (PW) with an all-outdoor wireless solution to support surveillance communications from the Public Works building to the S. Milwaukee Pump location, S. Milwaukee Gate location and adding an additional camera on the police box.

Our comprehensive solution provides several advantages over other approaches:

- **Bandwidth** - A 5 GHz frequency radio can provide true Ethernet throughput up to 100 Mbps.
- **Lower cost of installation and no recurring costs** - Probably the number one driver for implementing the proposed all outdoor wireless solution is the measurable and quick ROI.
- **Quick installation**- It is expected that the link can be installed in less than 8 hours. Industry professionals that have a lot of experience will be employed to optimize the wireless link given the existing mounting and environmental conditions the links are established in.
- **Reliability** - Wireless backhauls designed and installed properly can provide 99.99% or better predictable reliability. This is because the wireless backhaul typically provides a more direct path (less routing means less equipment/electronics/sites) and is cheaper to maintain.

OUR SOLUTION

Our proposal delivers a 5 GHz solution capable of supporting the City of Prospect Heights PW objectives related to data connectivity. The proposed broadband solution provides a reliability link rated at 99.99%. This ensures perfect transmission of any delay sensitive traffic. It offers a Point-to-Multi-Point design for up to 10 Mbps per subscriber and is the ideal choice for last mile enterprise connectivity and high-end applications that demand guaranteed bandwidth per subscriber.

Key Benefits include:

Greater Spectrum Efficiency for Faster ROI

It provides the highest spectrum efficiency available (5bps/Hz) in the Point-to-Point Sub 6GHz arena for greater throughput over narrower channel bandwidth.

Secured Service Level Agreement for Demanding Applications

Uniquely secures available bandwidth per end user for guaranteed Service Level Agreement (SLA). Subscriber's capacity is unaffected by the transmission performance fluctuation of other Subscribers, due to interference or other causes.

Superb Performance in Harsh Conditions

Incorporates advanced interference mitigation techniques that assure superior operation in harsh conditions, either in licensed or unlicensed bands. Combined with OFDM, MIMO 2x2 and antenna diversity, establishes robust performance in nLOS /NLOS deployments.

Multi-Band Capabilities -All in a Single Unit

Radios, including Base Station and Subscriber Units, support an extensive range of frequency bands in the same unit for flexible radio planning.



Low Visual Impact Subscriber Units

It offers a variety of HSUs, some guaranteeing exceptionally low visual impact due to the small form factor integrated MIMO antenna. With built-in connectors, these HSUs maintain the flexibility to utilize an external antenna whenever needed.

TDD synchronization, enabling dense deployments with maximum performance

The Base station enables TDD synchronization of all collocated sectors within a site and between base stations located in different sites. This Synchronization prevents mutual interference between closely situated Radio units and saves tower space and spectrum.

Co-exist with same brand PtP radios

Creates complimentary TDD synchronized solutions for last mile and backhaul deployments, both using the same Network Management System (RNMS).



Details are given as follows:

- **Pump**
 - Install one (1) 5 GHz link between existing 884 location and Pump
 - Install one (1) 180 degree 8 megapixel camera at the Pump location with mounts
- **Gate**
 - Install one (1) 5 GHz link between existing 884 location and Gate
 - Install one (1) 180 degree 8 megapixel camera at the Pump location with mounts
- **Police Box**
 - Install one IP PTZ camera on existing pole
 - Install outdoor rated 4-port switch and power supply
 - Install camera mounts and brackets



System assumes that monitoring and storage will be accomplished via the existing NVR system stationed at PW and utilized by the PD. Xtivity will add storage required to monitor the two additional cameras.

ENGAGEMENT SCHEDULING AND STAFFING

A formal Project Manager and Program manager will be assigned to supervise any work performed by Xtivity Solutions, LLC. We will provide on-site staff for installation during the implementation process. The Xtivity Solutions, LLC. Technology Group and other relevant staff members will be called upon to complete various other tasks and assignments.

PROJECT COMPLETION

Time frame to install complete system should be 2-3 weeks.

Xtivity will maintain a continuous dialogue with the City of Prospect Heights PW Project Manager during installation and configuration especially if any modifications of the plan are necessary. Xtivity is prepared to move at your pace after contract execution, working together to set schedules and timelines.

FEES

All material is guaranteed to be as specified, and the above work to be performed in accordance with the drawings and specifications submitted for the above work and completed in a substantial workman-like manner. City of Prospect Heights will install all electrical circuits and conduits.



Complete Product and Installation Breakdown for Main Sector

Type	Description	Quantity
IDUs	PoE device 100BaseT/GbE interface, with AC power feeding	2
ODUs	10 Mbps PtP Unit Radio with small-form-factor	3
Accessories	Outdoor Lightning Protection Unit for 10/100/1000Base-T PoE surge protector	3
Cameras	IP outdoor rated, 180 degree, 8-megapixel, H.264	2
Camera	IP Outdoor rated, PTZ, H.264 (camera for Police Box)	1
Accessories	Carrier grade outdoor rated Power Supply (Police Box)	1
Accessories	4-Port Switch (Police Box)	1
Accessories	Enclosures	3
Accessories	Pole Mounts and associated hardware	2
Accessories	Ethernet Outdoor Cable and Connectors	3
Accessories	Video Storage	1
Labor	PM/Engineering/Optimization/Integration	1

Total Main Sector Cost: \$43,558

Price does not include any optional items purchased.

Price does not include any electrical work that needs to be done.

(Finance charges will apply on outstanding payments (1½% monthly) unless otherwise previously arranged. Any alteration or deviation from above specifications involving extra costs will be executed only upon written orders directly executed by the city of Prospect Heights, and will become an extra charge over and above the quotation. All agreements contingent upon field site survey, strikes, accidents or delays beyond our control).

Thank you,

Terry Crowley
President / CEO
Xtivity Solutions
630-832-5400

G

William Balling

From: Steven Berez <sberez@gha-engineers.com>
Sent: Wednesday, November 19, 2014 2:40 PM
To: William Balling
Cc: Steve Cutaia; James Dunne
Subject: Radar Signs Installation - Quotes
Attachments: Hometown Electric_20141114_171553.pdf; Hecker quote.pdf; H&H Quote 11-19-14.pdf

Bill:

Attached are the 3 quotes received for this project.

H&H Electric - \$18,168.60

HomeTowne Electric - \$17,530.80

Hecker Electric - \$29,928.00

All 3 firms would be able to perform this work.

The two lowest quotes included leaving the small amount of soil on-site or hauling it to Public Works yard. It will be about 3 cubic yards of soil. I recommend that the contractor haul and dump at PW yard. If needed, we could request a quote for the contractor to haul off-site, once a contractor is selected.

Based on H&H's familiarity with the project and their prior assistance to date, I recommend that the City award this project to H&H at a lump sum cost of \$18,168.60.

Steve Berez
City Engineer

We have combined our Vernon Hills and Gurnee offices into a new location at 625 Forest Edge Drive, Vernon Hills, IL 60061.

My new contact information is listed below.

Steven D. Berez, P.E.
Senior Engineer
Gewalt Hamilton Associates, Inc.
625 Forest Edge Drive
Vernon Hills, IL 60061
Direct Line: 847-821-6217
Office: 847-478-9700
Fax: 847-478-9701

2

S-2073 - SCHOOL SPEED RADAR SIGNS (6 EACH) (R2).xlsx

		2830 COMMERCE STREET, FRANKLIN PARK, ILLINOIS 60131-2927 PHONE: (708) 453-2222 / FACSIMILE: (708) 453-2851.					
H&H		JOB NO. S-2073					
LOCATION:		VILLAGE OF PROSPECT HEIGHTS - SCHOOL ZONE					
WORK TYPE:		SPEED RADAR SIGNS.					
COUNTY:		COOK.					
DATE:		Thursday, October 30, 2014					
BID AS:		ELECTRICAL SUBCONTRACTOR					
BID DUE DATE:		Thursday, October 30, 2014					
BID DUE TIME:		4:00 PM					
BID LOCATION:		EMAIL TO STEVE BEREZ AND STEVE CUTAIA.					
COMPLETION:		TO BE DETERMINED.					
PENALTIES:		NOT APPLICABLE.					

ITEM NUMBER	PAY ITEM DESCRIPTION	UNIT OF MEASURE	QUANTITY	UNIT PRICE	TOTAL PRICE
SP 1	INSTALL RADAR SPEED SIGN	EACH	6.00	331.10	1,986.60
72400310	REMOVE SIGN PANEL - TYPE 1	SQ FT	48.00	10.30	494.40
72400710	RELOCATE SIGN PANEL - TYPE 1	SQ FT	48.00	15.10	724.80
87500800	TRAFFIC SIGNAL POST, 12 FT	EACH	6.00	1,202.60	7,215.60
87800100	CONCRETE FOUNDATION, TYPE A	FOOT	24.00	322.80	7,747.20
TOTALS					18,168.60

NOTES:	
1	ABOVE PROPOSAL DOES NOT CONTAIN COST TO REMOVE SPOILS OFF SITE.
2	THIS PROPOSAL IS BASED ON NORMAL WORKING HOURS.

NOT INCLUDED IN THIS PROPOSAL:					
1	ALL FINAL LANDSCAPE RESTORATION.				
2	QUALITY CONTROL / QUALITY ASSURANCE OF CONCRETE.				
3	SPECIAL INSURANCE, FEES, OR PERMITS OF ANY TYPE.				
4	BONDS, ALTHOUGH WE ARE BONDABLE.				
5	NO WORK WILL BE DONE OTHER THAN THE ITEMS ON OUR BID WITHOUT WRITTEN APPROVAL.				
6	PROJECT LAYOUT INCLUDING GRADES AND ELEVATIONS.				
7	WE DID NOT FIELD VERIFY ANY OF THE QUANTITIES SO ANY CHANGES (INCREASES/DECREASES) IN QUANTITIES THAT DEVIATE FROM THE PLANS WILL BE DEDUCTED OR INCREASED BY A WRITTEN CHANGE ORDER AGREED UPON BETWEEN BOTH PARTIES. AN AGREED UNIT PRICE WILL BE SUBMITTED FOR ANY ELECTRICAL ITEMS THAT ARE NOT INCLUDED IN THE ABOVE LISTED PAY ITEMS THAT ARE REQUIRED TO COMPLETE THE PROJECT.				
8	DISADVANTAGED BUSINESS ENTERPRISE PARTICIPATION.				
9	ANY AND ALL COSTS CONTRIBUTABLE TO TESTING, DOCUMENTATION, REMOVAL AND/OR DISPOSAL OF ANY SPOILS.				
10	ANY MAJOR SUBSURFACE OBSTACLES ENCOUNTERED WHICH CAUSES A DECREASE IN OUR PRODUCTION SHALL BE COMPENSATED AT TIME & MATERIAL RATES.				
11	PROPOSAL VALID FOR 15 DAYS.				

H

LEASE EXTENSION AGREEMENT

This LEASE EXTENSION AGREEMENT ("EXTENSION"), dated as of NOVEMBER 30, 2014, is entered into by and between the City of Prospect Heights, an Illinois municipal corporation ("Tenant"), having an address at 8 N. Elmhurst Road, Prospect Heights, Illinois 60070, and 29-33 PALATINE LLC., an Illinois limited liability company ("Landlord"), having an address at 610 Cherbourg Drive, Buffalo Grove, Illinois 60089 for the lease of the Premises located at 29-33 East Palatine Road, Prospect Heights, Illinois. This Extension is an amendment to that certain Lease between these parties dated August 18, 2014 ("LEASE").

1. **Lease Terms.** All provisions of the Lease shall remain in full force and effect unless expressly modified in this Extension. All terms used in the Lease shall have the same meaning in this Extension as in the Lease unless a different meaning is expressly stated in this Extension. The Lease is amended as set forth herein.

2. **Term.** The term ("Term") of this Lease shall be extended to 11:59 PM on January 31, 2015. Tenant may terminate this Lease at any time by delivering written notice to Landlord.

3. **Additional Consideration.** In addition to the consideration stated in the Lease, at the Tenant's cost, the Tenant shall provide snowplowing and salting services at the Premises during the Term of the Lease as extended.

IN WITNESS WHEREOF, the parties hereto have executed this Lease as of the date first written above.

LANDLORD

TENANT

29-33 PALATINE LLC

CITY OF PROSPECT HEIGHTS

By: _____
Printed Name: _____
Title: _____

By: _____
Printed Name: _____
Title: _____



November 10, 2014

TO: Mayor and City Council

FROM: Stephanie Hannon
Finance Director

SUBJECT: **Truth in Taxation Act**
Proposed 2014 Property Tax Levies

The Truth in Taxation act requires that at least twenty (20) days prior to the passage of the tax levy ordinance, the City must estimate the amount of the tax levy. If the proposed aggregate amount of the levy is more than 105% of the amount of property taxes extended, or estimated to be extended, for the previous year, then the City must provide notice and hold a public hearing on their intention to adopt the tax levy. The hearing must take place prior to adoption of the tax levy. If a public hearing is required, notice must be provided no less than 7 days or no more than 14 days prior to the hearing. A certificate of compliance with the Truth in Taxation act must accompany the City's tax levy ordinance. **No public hearing is required.**

The City is subject to both the Property Tax Extension Limitation Law (PTELL), more commonly referred to as the "tax cap" law, and the Prior Year Equalized Assessed Valuation (EAV) Limitation Law. PTELL limits the increase in the City's tax extension from one year to the next to the lesser of 5% or the percent increase in the Consumer Price Index (CPI), with a provision that allows taxing districts to capture additional taxes from other factors affecting the tax base, such as new property. The Prior Year EAV Limitation Law (PYELL) states that the maximum amount of the levy extended cannot exceed the statutory rate applied against the total of the prior year's EAV plus the current year's new construction.

The attached table compares the 2014 proposed levies with the respective 2013 tax levy extensions. In addition, the table provides a column that calculates the tax rates generated under the PYELL to confirm that none of the proposed tax levies exceed this limit. All of the City's proposed tax levies, subject to the PYELL restriction, are in compliance.

The 2014 proposed tax levies include: an increase in the police pension tax levy of 4.98% or \$14,119, in the tax levy for the third road bond, in the tax levy for Special Service Area #6 bond, and an increase in the tax levy for Special Service Areas #1 of \$762, Special Service Area #2 of \$1,221, Special Service Area #3 of \$1,336, Special Service Area #4 of \$1,870 and Special

Service Area #5 of \$244. The remaining tax levy for Special Service Area #8 remains the same as last year.

The increase in the Special Service Area #6 tax levy and the road construction reflects the amount for the referendum debt service tax levy set forth in the bond ordinances.

The Police Pension tax does not have a statutory rate limit and therefore it is not subject to the Prior Year EAV Limitation Law; however, it is subject to limitation under PTELL. In an effort to capture all available tax revenues, staff is recommending that the Police Pension tax levy be increased by 4.98% over the 2013 tax extension. This would allow the City to capture not only the growth from the CPI but also all growth from new property being added to the tax rolls. In addition, the City could realize additional growth from the 3% loss and cost added on by the County, provided it does not exceed the limiting rate under the tax cap formula.

The Special Service Area levies are to cover the projected sanitary sewer maintenance and administrative expenses. The tax levy for Special Service Area #8 is to support the Levee 37 Fund and to cover a loan repayment at 2.25% over 4 years for a \$300,000 loan from the General Fund.

Approval of the proposed levies is scheduled for the December 8th, 2014 City Council meeting.

Tax Agency	Maximum Allowable Tax Rate per \$100 EAV	Tax Year 2013			Proposed				
		Tax Extension	Tax Rate per \$100 EAV	Equalized Assessed Valuation (EAV)	2014 Proposed Tax Levy	Prior Year EAV Limiting Rate per \$100 EAV (1)	Projected Tax Rate per \$100 EAV (2)	Amount of Increase	Percent Increase
Special Service Area #6 Debt Service (Referendum) Total Debt Levies	No Limit	\$ 246,517	1.0645	17,190,844	\$ 239,753	N.A.	1.4499	(6,764)	-2.74%
	No Limit	1,367,946	0.1012	331,710,999	1,303,336	N.A.	0.4037	(64,610)	-4.72%
		\$ 1,614,463			\$ 1,543,089				-4.42%
Police Pension Tax	No Limit	\$ 283,281	0.0854	\$ 331,710,999	\$ 297,400	N.A.	0.0921	\$ 14,119	4.98%
Special Service Area #1	0.3500	27,538	0.3500	7,867,881	28,300	0.3604	0.3597	762	2.77%
Special Service Area #2	0.9300	42,979	0.8943	4,621,398	44,200	0.9579	0.9754	1,221	2.84%
Special Service Area #3	0.4900	20,664	0.0778	21,085,243	22,000	0.1072	0.1064	1,336	6.47%
Special Service Area #4	0.9100	38,130	0.6639	4,588,395	40,000	0.8979	0.8890	1,870	4.91%
Special Service Area #5	0.1800	5,756	0.0117	31,976,803	6,000	0.0193	0.0191	244	4.24%
Special Service Area #8	1.4100	206,034	0.8466	19,094,930	206,000	1.1112	1.1002	(34)	-0.02%
		\$ 624,381			\$ 643,900				3.13%

(1) If a tax has a Maximum Allowable Tax Rate, it is subject to the Prior Year EAV Limiting Rate calculation.

This calculation uses the proposed levy amount and adds 3% for loss and cost. This total is divided by the sum of the Prior Year

(2) Calculated based on proposed levy amount plus 3% (5% for debt service) for loss and cost, and assumes 0% growth in equalized assessed valuation. In addition, Police Pension Tax assumes \$0.00 in growth from New Property.

City of Prospect Heights
Tax Levy 2014

	Police Pension	Road Bond	Special Service Area #1	Special Service Area #2	Special Service Area #3	Special Service Area #4	Special Service Area #5	Special Service Area #6	Special Service Area #8
Equity as of 4/30/14			(78,343)	22,107	428,067	25,956	325,669	82,045	(208,158)
Tax Extension Revenue									
Budget Amendment Expenses		1,367,946	27,538	42,979	20,664	38,130	5,756	246,517	206,034
Net Income/(Loss)		1,305,506	38,790	41,950	51,100	39,740	66,300	51,920	254,990
		\$ 62,440	\$ (11,252)	\$ 1,029	\$ (30,436)	\$ (1,610)	\$ (60,544)	\$ 194,597	\$ (48,956)
Total Due Other Funds 4/30/15		\$ (62,440)	\$ 78,776						\$ 300,000
Excess Revenue				(23,136)	(397,631)	(24,345)	(265,125)	(276,642)	-
Estimated Expenses FY2014-15		551,860	38,790	41,950	51,100	39,740	66,300	51,920	254,990
Total Required		\$ 489,420	\$ 117,566	\$ 18,814	\$ (346,531)	\$ 15,395	\$ (198,825)	\$ (224,722)	\$ 554,990
Last Years Levy Extension	283,281	1,367,946	27,538	42,979	20,664	38,130	5,756	246,517	206,034
Proposed Levy	\$ 297,400	\$ 1,303,336	\$ 28,300	\$ 44,200	\$ 22,000	\$ 40,000	\$ 6,000	\$ 239,753	\$ 206,000
Assessed Value	\$ 331,710,999	\$ 331,710,999	\$ 7,867,881	\$ 4,621,398	\$ 21,085,243	\$ 4,588,395	\$ 31,976,803	\$ 17,190,844	\$ 19,094,930
Amount for a \$100,000 home	\$ 30	\$ 131	\$ 120	\$ 319	\$ 35	\$ 291	\$ 6	\$ 465	\$ 360
Last Years Taxes	28	137	117	310	33	277	6	478	360
Increase/(Decrease) Prior Year	\$ 1	\$ (6)	\$ 3	\$ 9	\$ 2	\$ 14	\$ 0	\$ (13)	\$ (0)
Net Fund Balance FY2014		-	(89,266)	25,386	368,531	24,605	204,825	464,475	(348,990)

Levy History	Police Pension	Road Bond	SSA #1	SSA #2	SSA #3	SSA #4	SSA #5	SSA #6	SSA #8
Levy 2006	220,796.38		24,669.07	35,873.06	88,365.47	17,416.15	94,948.42		
Levy 2007	231,992.42		18,623.34	13,917.51	53,550.34	13,821.08	101,555.04		
Levy 2008	246,774.21		19,663.79	15,191.92	57,636.41	15,949.79	111,715.87		
Levy 2009	250,305.56		20,272.63	15,799.00	60,319.68	15,704.02	75,486.20	241,872.14	
Levy 2010	258,962.37		20,995.90	16,666.81	62,288.56	17,150.38	78,753.35	244,633.19	
Levy 2011	264,464.97	437,884.55	20,454.35	16,230.24	51,025.35	17,063.80	25,993.38	246,931.91	
Levy 2012	274,588.21	976,749.36	33,954.86	51,053.55	20,481.14	35,857.06	5,241.81	243,660.91	81,796.44
Levy 2013 Extension	283,281.00	1,367,946.00	27,538.00	42,979.00	20,663.54	38,129.56	5,755.82	244,630.70	204,240.00
Levy 2014	297,400.00	1,303,336.00	28,300.00	44,200.00	22,000.00	40,000.00	6,000.00	246,516.70	206,034.29
Maximum Levy	\$ 297,445.05	No Limit	\$ 28,363.71	\$ 44,268.37	\$ 106,417.22	\$ 43,007.03	\$ 59,284.99	No Limit	\$ 277,315.67

CITY OF PROSPECT HEIGHTS

History of Equalization Factors and Equalized Assessed Valuation

Tax Year	Equalization Factor	EQUALIZED ASSESSED VALUATION								
		Police Pension/Road Bond	% Increase over Prior Year	Special Service Area #1	Special Service Area #2	Special Service Area #3	Special Service Area #4	Special Service Area #5	Special Service Area #6	Special Service Area #8
2003	2.4598	\$ 357,410,406								
2004	2.5757	416,852,808	16.63%						-	-
2005	2.7320	443,398,275	6.37%						-	-
2006	2.7076	447,526,177	0.93%	8,412,930	5,377,069	22,605,023	9,653,443	58,975,386		-
2007	2.8439	529,056,846	18.22%	9,905,181	6,301,770	27,519,016	8,444,393	65,266,827		-
2008	2.9786	561,012,029	6.04%	10,830,036	8,883,129	30,199,844	8,243,303	67,433,219	25,733,860	-
2009	3.3701	557,571,070	-0.61%	11,870,933	7,110,040	32,578,508	9,285,463	69,091,739	27,216,392	-
2010	3.3000	488,794,261	-12.34%	10,770,025	6,408,143	29,661,034	7,663,241	58,416,234	25,277,289	48,075,159
2011	2.9706	440,623,173	-20.97%	10,366,904	6,149,814	28,729,436	6,852,923	53,553,739	22,990,770	29,636,023
2012	2.8056	397,333,039	-18.71%	9,793,330	5,758,478	26,461,411	5,429,793	44,164,720	20,955,136	24,331,795
2013	2.6621	331,710,999	-24.72%	7,867,881	4,621,398	21,085,243	4,588,395	31,976,803	17,190,844	19,094,930

**TRUTH IN TAXATION
CERTIFICATE OF COMPLIANCE**

I, Nicholas J. Helmer, hereby certify that I am the presiding officer of the City of Prospect Heights, Illinois, and as such presiding officer I certify that the levy ordinances, copies of which are attached, were adopted pursuant to, and in all respects in compliance with the provisions of the Illinois Property Tax Code – Truth in Taxation Law, 35 ILCS 200/18-60 through 18-85 (2002).

This certificate applies to the 2014 tax levy.

Nicholas J. Helmer, Mayor

Date

ORDINANCE NO. O-14

AN ORDINANCE FOR THE LEVY AND ASSESSMENT OF 2014 TAXES FOR THE FISCAL YEAR BEGINNING MAY 1, 2014 AND ENDING APRIL 30, 2015 IN AND FOR THE CITY OF PROSPECT HEIGHTS POLICE PENSION FUND

BE IT ORDAINED by the City Council of the City of Prospect Heights, Cook County, Illinois as follows:

Section 1. Findings.

The City of Prospect Heights Police Pension Fund has been created by Ordinance No. 0-90-34 entitled:

"AN ORDINANCE RELATING TO THE POLICE PENSION FUND FOR THE CITY OF PROSPECT HEIGHTS, ILLINOIS"

adopted August 20, 1990. Said Ordinance provides that the City Council shall annually levy a tax upon all the taxable property of the City at the rate on the dollar of all such taxable property which will produce an amount which, when added to the deductions from the salaries of wages of police officers, and revenues available from all other sources as hereinafter referred to, will equal a sufficient sum to meet the annual requirements of the Police Pension Fund. The annual requirements to be provided by such tax levy are equal to (1) the normal cost of the pension fund for the year involved, plus (2) the amount necessary to amortize the fund unfunded accrued liabilities pursuant to State statute.

Section 2. Levy.

A tax for the sum of Two Hundred Ninety Seven Thousand and Four Hundred Dollars (\$297,400) be and the same is hereby levied for the purposes specified in Ordinance No. 0-90-34 against all taxable property in the City of Prospect Heights for the fiscal year commencing on the 1st day of May, 2014 and ending on the 30th day of April, 2015.

Section 3. Authority.

This tax is levied pursuant to Chapter 108-1/2, Illinois Compiled Statutes, Sec. 3-125 and pursuant to Ordinance 0-90-34, "An Ordinance Relating to the Police Pension Fund for the City of Prospect Heights, Illinois."

Section 4. Filing.

There is hereby certified to the County Clerk of Cook County, Illinois the sum aforesaid, constituting the total amount the said City of Prospect Heights Police Pension Fund requires to be raised for the current fiscal year, and the City Clerk is hereby directed to file with the County Clerk of Cook County on or before the time required by law, a certified copy of this ordinance.

Section 5. This Ordinance shall be in full force and effect from and after its passage, approval and publication in pamphlet form as required by law.

PASSED and APPROVED this 8th, December 2014.

ATTEST:

CITY CLERK

MAYOR

AYES:
NAYS:
ABSENT:

Ordinance No.
Published in pamphlet form:
Effective date: December 8, 2014

ORDINANCE NO. O-14

**AN ORDINANCE FOR THE LEVY AND ASSESSMENT OF 2014 TAXES FOR
THE FISCAL YEAR BEGINNING MAY 1, 2014 AND ENDING APRIL 30, 2015
IN AND FOR THE CITY OF PROSPECT HEIGHTS
SPECIAL SERVICE AREA NUMBER ONE**

WHEREAS, City of Prospect Heights Special Service Area Number One has been created by Ordinance 0-79-30 entitled, "AN ORDINANCE ESTABLISHING CITY OF PROSPECT HEIGHTS SPECIAL SERVICE AREA NUMBER ONE FOR THE PURPOSE OF PROVIDING FOR THE COLLECTION AND DISPOSAL OF SEWAGE IN THE AREA OF THE CITY FORMERLY SERVED BY THE PROSPECT HEIGHTS SANITARY DISTRICT", as amended; and

WHEREAS, Ordinance No. 0-79-30, as amended, authorizes an annual rate of the annual tax levy of thirty-five one-hundredths of one percent (.35%) of the assessed value, as equalized, of the property in said special service area; and

WHEREAS, said Special Service Area Number One consists of the territory described in the ordinances aforesaid; and

WHEREAS, the City of Prospect Heights is authorized to levy taxes for special services in said Special Service Area.

NOW, THEREFORE, BE IT ORDAINED by the City Council of the City of Prospect Heights, Cook County, Illinois, as follows:

Section 1. The facts and statements contained in the preamble to this Ordinance are hereby found to be true and correct and are hereby incorporated as part of this Ordinance.

Section 2. The total amount of appropriations for all purposes to be collected from the tax levy of the current fiscal year in Special Service Area Number One is ascertained to be the sum of Twenty-Eight Thousand Three Hundred Dollars (\$28,300.00).

Section 3. The sum of Twenty-Eight Thousand Three Hundred Dollars (\$28,300.00) be and the same hereby is levied upon the taxable property (as defined in the Revenue act of 1939) in City of Prospect Heights Special Service Area Number One, said tax to be levied for the fiscal year beginning May 1, 2014 and ending April 30, 2015 for the purpose of providing additional revenues for maintaining and installing necessary and required improvements to the sewer system.

Section 4. This tax is levied pursuant to Article VII, Section 7 of the Constitution of the State of Illinois and Section 1301, et.seq. of Chapter 120 of the Illinois Compiled Statutes, as amended, and pursuant to An Ordinance Establishing City of Prospect Heights Special Service Area Number One, as amended.

Section 5. There is hereby certified to the County Clerk of Cook County, Illinois, the sum aforesaid, constituting said total amount of Twenty-Eight Thousand Three Hundred Dollars (\$28,300.00), which said total amount the said City of Prospect Heights Special Service Area Number One requires to be raised by taxation for the current fiscal year of said City, and the City Clerk of said City is hereby ordered and directed to file with the County Clerk of said County on or before the time required by law a certified copy of this Ordinance.

Section 6. This Ordinance shall be in full force and effect from and after its passage, approval and publication in pamphlet form as provided by law.

PASSED and APPROVED this 8th, December 2014.

ATTEST:

CITY CLERK

MAYOR

AYES:

NAYS:

ABSENT:

Ordinance No.

Published in pamphlet form:

Effective date: December 8, 2014

ORDINANCE NO. O-14

**AN ORDINANCE FOR THE LEVY AND ASSESSMENT OF 2014 TAXES FOR
THE FISCAL YEAR BEGINNING MAY 1, 2014 AND ENDING APRIL 30, 2015
IN AND FOR THE CITY OF PROSPECT HEIGHTS
SPECIAL SERVICE AREA NUMBER TWO**

WHEREAS, City of Prospect Heights Special Service Area Number Two has been created by Ordinance 0-79-32 entitled, "AN ORDINANCE ESTABLISHING CITY OF PROSPECT HEIGHTS SPECIAL SERVICE AREA NUMBER TWO FOR THE PURPOSE OF PROVIDING FOR THE COLLECTION AND DISPOSAL OF SEWAGE IN THE AREA OF THE CITY FORMERLY SERVED BY THE WOLF MANDEL SANITARY DISTRICT", as amended; and

WHEREAS, Ordinance No. 0-79-32, as amended, authorizes an annual rate of the annual tax levy ninety-three one-hundredths of one percent (.93%) of the assessed value, as equalized, of the property in said special service area; and

WHEREAS, said Special Service Area Number Two consists of the territory described in the ordinances aforesaid; and

WHEREAS, the City of Prospect Heights is authorized to levy taxes for special services in said Special Service Area.

NOW, THEREFORE, BE IT ORDAINED by the City Council of the City of Prospect Heights, Cook County, Illinois, as follows:

Section 1. The facts and statements contained in the preamble to this Ordinance are hereby found to be true and correct and are hereby incorporated as part of this Ordinance.

Section 2. The total amount of appropriations for all purposes to be collected from the tax levy of the current fiscal year in Special Service Area Number Two is ascertained to be the sum of Forty-Four Thousand Two Hundred Dollars (\$44,200).

Section 3. The sum of Forty-Four Thousand Two Hundred Dollars (\$44,200) be and the same hereby is levied upon the taxable property (as defined in the Revenue act of 1939) in City of Prospect Heights Special Service Area Number Two, said tax to be levied for the fiscal year beginning May 1, 2014 and ending April 30, 2015 for the purpose of providing additional revenues for maintaining and installing necessary and required improvements to the sewer system.

Section 4. This tax is levied pursuant to Article VII, Section 7 of the Constitution of the State of Illinois and Section 1301, et.seq. of Chapter 120 of the Illinois Compiled Statutes, as amended, and pursuant to An Ordinance Establishing City of Prospect Heights Special Service Area Number Two, as amended.

Section 5. There is hereby certified to the County Clerk of Cook County, Illinois, the sum aforesaid, constituting said total amount of Forty-Four Thousand Two Hundred Dollars (\$44,200), which said total amount the said City of Prospect Heights Special Service Area Number Two requires to be raised by taxation for the current fiscal year of said City, and the City Clerk of said City is hereby ordered and directed to file with the County Clerk of said County on or before the time required by law a certified copy of this Ordinance.

Section 6. This Ordinance shall be in full force and effect from and after its passage, approval and publication in pamphlet form as provided by law.

PASSED and APPROVED this 8th, December 2014.

ATTEST:

CITY CLERK

MAYOR

AYES:

NAYS:

ABSENT:

Ordinance No.

Published in pamphlet form:

Effective date: December 8, 2014

ORDINANCE NO. O-14

**AN ORDINANCE FOR THE LEVY AND ASSESSMENT OF 2014 TAXES FOR
THE FISCAL YEAR BEGINNING MAY 1, 2014 AND ENDING APRIL 30, 2015
IN AND FOR THE CITY OF PROSPECT HEIGHTS
SPECIAL SERVICE AREA NUMBER THREE**

WHEREAS, City of Prospect Heights Special Service Area Number Three has been created by Ordinance 0-79-34 entitled, "AN ORDINANCE ESTABLISHING CITY OF PROSPECT HEIGHTS SPECIAL SERVICE AREA NUMBER THREE FOR THE PURPOSE OF PROVIDING FOR THE COLLECTION AND DISPOSAL OF SEWAGE IN THE AREA OF THE CITY FORMERLY SERVED BY THE COUNTRY GARDENS SANITARY DISTRICT", as amended; and

WHEREAS, Ordinance No. 0-79-34, as amended, authorizes an annual rate of the annual tax levy of forty-nine one-hundredths of one percent (.49%) of the assessed value, as equalized, of the property in said special service area; and

WHEREAS, said Special Service Area Number Three consists of the territory described in the ordinances aforesaid; and

WHEREAS, the City of Prospect Heights is authorized to levy taxes for special services in said Special Service Area.

NOW, THEREFORE, BE IT ORDAINED by the City Council of the City of Prospect Heights, Cook County, Illinois, as follows:

Section 1. The facts and statements contained in the preamble to this Ordinance are hereby found to be true and correct and are hereby incorporated as part of this Ordinance.

Section 2. The total amount of appropriations for all purposes to be collected from the tax levy of the current fiscal year in Special Service Area Number Three is ascertained to be the sum of Twenty Two Thousand Dollars (\$22,000.00).

Section 3. The sum of Twenty Two Thousand Dollars (\$22,000.00) be and the same hereby is levied upon the taxable property (as defined in the Revenue act of 1939) in City of Prospect Heights Special Service Area Number Three, said tax to be levied for the fiscal year beginning May 1, 2014 and ending April 30, 2015 for the purpose of providing additional revenues for maintaining and installing necessary and required improvements to the sewer system.

Section 4. This tax is levied pursuant to Article VII, Section 7 of the Constitution of the State of Illinois and Section 1301, et.seq. of Chapter 120 of the Illinois Compiled Statutes, as amended, and pursuant to An Ordinance Establishing City of Prospect Heights Special Service Area Number Three, as amended.

Section 5. There is hereby certified to the County Clerk of Cook County, Illinois, the sum aforesaid, constituting said total amount of Twenty Two Thousand Dollars (\$22,000.00), which said total amount the said City of Prospect Heights Special Service Area Number Three requires to be raised by taxation for the current fiscal year of said City, and the City Clerk of said City is hereby ordered and directed to file with the County Clerk of said County on or before the time required by law a certified copy of this Ordinance.

Section 6. This Ordinance shall be in full force and effect from and after its passage, approval and publication in pamphlet form as provided by law.

PASSED and APPROVED this 8th, December 2014.

ATTEST:

CITY CLERK

MAYOR

AYES:

NAYS:

ABSENT:

Ordinance No.

Published in pamphlet form:

Effective date: December 8, 2014

ORDINANCE NO. O-14-

**AN ORDINANCE FOR THE LEVY AND ASSESSMENT OF 2014 TAXES FOR
THE FISCAL YEAR BEGINNING MAY 1, 2014 AND ENDING APRIL 30, 2015
IN AND FOR THE CITY OF PROSPECT HEIGHTS
SPECIAL SERVICE AREA NUMBER FOUR**

WHEREAS, City of Prospect Heights Special Service Area Number Four has been created by Ordinance 0-82-27 entitled, "AN ORDINANCE ESTABLISHING CITY OF PROSPECT HEIGHTS SPECIAL SERVICE AREA NUMBER FOUR FOR THE PURPOSE OF PROVIDING FOR THE COLLECTION AND DISPOSAL OF SEWAGE IN THE AREA OF THE CITY FORMERLY SERVED BY THE COUNTRY GARDENS SANITARY DISTRICT", as amended; and

WHEREAS, Ordinance No. 0-82-27, as amended, authorizes an annual rate of the annual tax levy of ninety-one one-hundredths of one percent (.91%) of the assessed value, as equalized, of the property in said special service area; and

WHEREAS, said Special Service Area Number Four consists of the territory described in the ordinances aforesaid; and

WHEREAS, the City of Prospect Heights is authorized to levy taxes for special services in said Special Service Area.

NOW, THEREFORE, BE IT ORDAINED by the City Council of the City of Prospect Heights, Cook County, Illinois, as follows:

Section 1. The facts and statements contained in the preamble to this Ordinance are hereby found to be true and correct and are hereby incorporated as part of this Ordinance.

Section 2. The total amount of appropriations for all purposes to be collected from the tax levy of the current fiscal year in Special Service Area Number Four is ascertained to be the sum of Forty Thousand Dollars (\$40,000.00).

Section 3. The sum of Forty Thousand Dollars (\$40,000.00) be and the same hereby is levied upon the taxable property (as defined in the Revenue act of 1939) in City of Prospect Heights Special Service Area Number Four, said tax to be levied for the fiscal year beginning May 1, 2014 and ending April 30, 2015 for the purpose of providing additional revenues for maintaining and installing necessary and required improvements to the sewer system.

Section 4. This tax is levied pursuant to Article VII, Section 7 of the Constitution of the State of Illinois and Section 1301, et.seq. of Chapter 120 of the Illinois Compiled Statutes, as amended, and pursuant to An Ordinance Establishing City of Prospect Heights Special Service Area Number Four, as amended.

Section 5. There is hereby certified to the County Clerk of Cook County, Illinois, the sum aforesaid, constituting said total amount of Forty Thousand Dollars (\$40,000.00), which said total amount the said City of Prospect Heights Special Service Area Number Four requires to be raised by taxation for the current fiscal year of said City, and the City Clerk of said City is hereby ordered and directed to file with the County Clerk of said County on or before the time required by law a certified copy of this Ordinance.

Section 6. This Ordinance shall be in full force and effect from and after its passage, approval and publication in pamphlet form as provided by law.

PASSED and APPROVED this 8th, December 2014.

ATTEST:

CITY CLERK

MAYOR

AYES:

NAYS:

ABSENT:

Ordinance No.

Published in pamphlet form:

Effective date: December 8, 2014

ORDINANCE NO. O-14

**AN ORDINANCE FOR THE LEVY AND ASSESSMENT OF 2014 TAXES FOR
THE FISCAL YEAR BEGINNING MAY 1, 2014 AND ENDING APRIL 30, 2015
IN AND FOR THE CITY OF PROSPECT HEIGHTS
SPECIAL SERVICE AREA NUMBER FIVE**

WHEREAS, City of Prospect Heights Special Service Area Number Five has been created by Ordinance 0-99-25 entitled, "AN ORDINANCE ESTABLISHING CITY OF PROSPECT HEIGHTS SPECIAL SERVICE AREA NUMBER FIVE FOR THE PURPOSE OF PROVIDING FOR THE COLLECTION AND DISPOSAL OF STORM WATER", as amended; and

WHEREAS, Ordinance No. 0-99-25, as amended, authorizes an annual rate of the annual tax levy of eighteen one hundredths of one percent (.18%) of the assessed value, as equalized, of the property in said special service area; and

WHEREAS, said Special Service Area Number Five consists of the territory described in the ordinances aforesaid; and

WHEREAS, the City of Prospect Heights is authorized to levy taxes for special services in said Special Service Area.

NOW, THEREFORE, BE IT ORDAINED by the City Council of the City of Prospect Heights, Cook County, Illinois, as follows:

Section 1. The facts and statements contained in the preamble to this Ordinance are hereby found to be true and correct and are hereby incorporated as part of this Ordinance.

Section 2. The total amount of appropriations for all purposes to be collected from the tax levy of the current fiscal year in Special Service Area Number Five is ascertained to be the sum of Six Thousand Dollars (\$6,000.00).

Section 3. The sum of Six Thousand Dollars (\$6,000.00) be and the same hereby is levied upon the taxable property (as defined in the Revenue act of 1939) in City of Prospect Heights Special Service Area Number Five, said tax to be levied for the fiscal year beginning May 1, 2014 and ending April 30, 2015 for the purpose of providing additional revenues for maintaining and installing necessary and required improvements to the storm sewer system.

Section 4. This tax is levied pursuant to Article VII, Section 7 of the Constitution of the State of Illinois and Section 1301, et.seq. of Chapter 120 of the Illinois Compiled Statutes, as amended, and pursuant to An Ordinance Establishing City of Prospect Heights Special Service Area Number Five, as amended.

Section 5. There is hereby certified to the County Clerk of Cook County, Illinois, the sum aforesaid, constituting said total amount of Six Thousand Dollars (\$6,000.00), which said total amount the said City of Prospect Heights Special Service Area Number Five requires to be raised by taxation for the current fiscal year of said City, and the City Clerk of said City is hereby ordered and directed to file with the County Clerk of said County on or before the time required by law a certified copy of this Ordinance.

Section 6. This Ordinance shall be in full force and effect from and after its passage, approval and publication in pamphlet form as provided by law.

PASSED and APPROVED this 8th, December 2014.

ATTEST:

CITY CLERK

MAYOR

AYES:

NAYS:

ABSENT:

Ordinance No.

Published in pamphlet form:

Effective date: December 8, 2014

ORDINANCE NO. O-14

**AN ORDINANCE FOR THE LEVY AND ASSESSMENT OF 2014 TAXES FOR
THE FISCAL YEAR BEGINNING MAY 1, 2014 AND ENDING APRIL 30, 2015
IN AND FOR THE CITY OF PROSPECT HEIGHTS
SPECIAL SERVICE AREA NUMBER EIGHT**

WHEREAS, City of Prospect Heights Special Service Area Number Eight has been created by Ordinance 0-11-11 entitled, "AN ORDINANCE establishing Special Service Area Number 8 of the City of Prospect Heights, Cook County, Illinois, and the issuance of bonds in an amount not to exceed \$500,000 and the imposition of a tax at a maximum rate of 1.41% in any year to pay the cost of providing special services in and for such Area.", as amended; and

WHEREAS, Ordinance No. 0-11-11, as amended, authorizes an annual rate of the annual tax levy of one and forty-one one hundredths of one percent (1.41%) of the assessed value, as equalized, of the property in said special service area; and

WHEREAS, said Special Service Area Number Eight consists of the territory described in the ordinances aforesaid; and

WHEREAS, the City of Prospect Heights is authorized to levy taxes for special services in said Special Service Area.

NOW, THEREFORE, BE IT ORDAINED by the City Council of the City of Prospect Heights, Cook County, Illinois, as follows:

Section 1. The facts and statements contained in the preamble to this Ordinance are hereby found to be true and correct and are hereby incorporated as part of this Ordinance.

Section 2. The total amount of appropriations for all purposes to be collected from the tax levy of the current fiscal year in Special Service Area Number Eight is ascertained to be the sum of Two-Hundred and Six Thousand Dollars (\$206,000.00).

Section 3. The sum of Two-Hundred and Six Thousand Dollars (\$206,000.00) be and the same hereby is levied upon the taxable property (as defined in the Revenue act of 1939) in City of Prospect Heights Special Service Area Number Eight, said tax to be levied for the fiscal year beginning May 1, 2014 and ending April 30, 2015 for the purpose of providing additional revenues for the operation, maintenance and repair of Levee 37 and related storm water management services.

Section 4. This tax is levied pursuant to Article VII, Section 7 of the Constitution of the State of Illinois and Article 27 of the Illinois Property Tax Code, as amended, and pursuant to AN ORDINANCE establishing Special Service Area Number 8 of the City of Prospect Heights, Cook County, Illinois, and the issuance of bonds in an amount not to exceed \$500,000 and the imposition of a tax at a maximum rate of 1.41% in any year to pay the cost of providing special services in and for such Area, as amended.

Section 5. There is hereby certified to the County Clerk of Cook County, Illinois, the sum aforesaid, constituting said total amount of Two-Hundred and Six Thousand Dollars (\$206,000.00), which said total amount the said City of Prospect Heights Special Service Area Number Eight requires to be raised by taxation for the current fiscal year of said City, and the City Clerk of said City is hereby ordered and directed to file with the County Clerk of said County on or before the time required by law a certified copy of this Ordinance.

Section 6. This Ordinance shall be in full force and effect from and after its passage, approval and publication in pamphlet form as provided by law.

PASSED and APPROVED this 8th, December 2014.

ATTEST:

CITY CLERK

MAYOR

AYES:

NAYS:

ABSENT:

Ordinance No.

Published in pamphlet form:

Effective date: December 8, 2014